

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 2, 2018

**SUBJECT: 132 Hill Street Site Plan for City Council Approval
Project No. SP18-014**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 132 Hill Street Site Plan, subject to approval from the Zoning Board of Appeals before issuance of any permits.

STAFF RECOMMENDATION

Staff recommends that the site plan petition be **approved** because the contemplated development would comply with all applicable state, local and federal law, ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on the south side of Hill Street east of Brown Street. It is in the central planning area and the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioners seek approval to demolish the existing 4,200-square foot home and construct a new 11,653-square foot five-unit apartment building. The site is 11,446-square feet and is zoned R4C Multiple Family Residential. Four of the proposed units would each have six bedrooms and one unit with four bedrooms, and all are intended to be student rentals.

The building will be constructed in two phases, as the City anticipates upgrading the existing water main in Hill Street in 2019. The petitioner proposes constructing the first phase (two units) while the existing water main is in place and completing the second phase once the water main upgrades are in place. The site currently has one driveway off Hill Street on the west side of the house. The site plan proposes closing this curb cut and moving the driveway to the east sharing the driveway with the neighbor. This shared drive leads to eight parking spaces located behind the new building. Two class C bicycle parking spaces and a bicycle locker would also be located behind the building.

There is one landmark tree located on the southwest corner of the site that is not to be disturbed. An additional landmark tree located in the Hill Street public right-of-way that is not be disturbed with the exception of replacing the nearby sidewalk.

A 15-foot wide conflicting land use buffer (CLUB) is required along both sides and the rear of the property as this site is adjacent to residential uses. Two of the three sides meet the CLUB

requirements for width and landscaping. The petitioner is requesting a variance from the eastern side CLUB requirement as this is the location of the proposed shared driveway.

The proposed site layout is more than 5,000 square feet and less than 10,000 square feet of impervious surface, which requires first flush storm event. The proposed storm water plan includes three rain gardens located in the north, south and west yard areas. The run-off from the site is designed to sheet flow into these rain gardens and capture overflow in the sub-grade pipes. No infiltration testing was performed due to the small size of this site, although water is expected to infiltrate in the rain gardens.

The plan includes first-flush storm water detention that moves water through swales to one of two rain gardens that are along the north and west property lines, with emergency overflow to Hill Street storm sewer.

CITIZEN PARTICIPATION

The petitioner notified property owners and persons within 500 feet of the site by mail that a site plan petition had been submitted, and received no inquiries, phone calls, or emails about the project. Staff has not received any communications regarding this proposal at the time this report was drafted.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential Multiple- Family	R4C Multiple Family
EAST	Residential Multiple- Family	R4C Multiple Family & C2B Business Service
SOUTH	Residential Multiple-Family	R4C Multiple Family
WEST	Residential Single & Multiple- Family	R4C Multiple Family

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED/PERMITTED
	Zoning	R4C Multiple Family	R4C Multiple Family	R4C Multiple Family
	Gross Lot Area	11,499 sq ft	11,499 sq ft	8,500 sq ft
	Minimum Lot Width	66 ft	66 ft	60 ft
	Minimum Open Space	NA	46%	40%
	Active Open Space	NA	333 sq ft/dwelling unit	300 sq ft/dwelling unit
Setback	Hill Front	12.8 ft	15.2 ft *	25 ft*
	Side	9.7 ft	14.5 ft	12 ft
	Rear	103.7 ft	80.6 ft	30 ft
	Building Height	25 ft	30 ft	30 ft MAX

Vehicle Parking	2 spaces	8 spaces	8 spaces MIN
Bicycle Parking	0	7 Class A 2 Class C	1 Class A MIN

*Averaged front setback

HISTORY

This 2 ½ story gable front house features Queen Anne and craftsman influences like shingled gables and stained glass, and four-over-one windows and decorative bargeboards. City Assessor’s records list its construction date as 1922, which is consistent with its architectural features. Before that, there was a different house on the lot at least as early as 1894.

In 1922 the occupants were Levi D. Bates and his wife Lena. Levi was the director of Bates Orchestra, which traveled around Michigan and Ohio. The Bateses occupied the house until at least 1940.

Most of the original houses on the north side of Hill between South Main (called Saline and Ann Arbor Planck Road in 1859) and the railroad tracks were built between 1897 and 1930. In the 1960s, several large brick student apartment buildings were built on this block and throughout the surrounding neighborhood.

SERVICE UNIT COMMENTS

Engineering – Work within Hill Street will require coordination with proposed City infrastructure project. During the 2019 construction season, the City plans to install a new 12-inch water main in Hill Street, terminating at Greene Street, just east of this proposed development.

If the City’s Hill Street water main project were delayed, then Phase II of this project would need to include the extension of a 12-inch water main in Hill Street from just east of the railroad to the property’s west property line in order to support this development. Details shall be noted in the Site Development Agreement.

Urban Forestry - Staff supports the request for a variance from the CLUB requirement along the east property line with the multi-family residence at 140 Hill St.

Planning - The proposed structure meets the minimum required front, side and rear setbacks of the R4C zoning district, and meets the rear and western side setback requirements with 15-foot wide conflicting land use buffers (CLUB).

Staff supports redevelopment of this site as residential f. The proposed re-development of this site will result in residential uses consistent with the neighborhood and bring the parcel into conformance with all existing development codes and regulations subject to a variance from the ZBA to waive the CLUB requirements in exchange for a shared driveway.

Prepared by Chris Cheng
Reviewed by Brett Lenart
9/25/18

Attachments: [Parcel and Zoning Map](#)
[Aerial Photo](#)
[Site Plan/Landscape Plan/Floor Plan/Elevations](#)
[Public Notification](#)

c: Petitioner: Miller Building Company
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