

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 7, 2018

SUBJECT: 309 North Ashley Street Site Plan for City Council Approval
Project No. SP18-017

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 309 North Ashley Street Site Plan and Development Agreement.

STAFF RECOMMENDATION:

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

LOCATION:

This site is located on northwest of the Miller Avenue and North Ashley Street intersection. It is in the Downtown Development Authority district.



Figure 1 - Location Map

SUMMARY:

The applicant seeks site plan approval to construct a new five-story residential building providing about 17 dwelling units on a site created from four lots. The site has frontage on both Miller Avenue and North Ashley Street and has entrance to its parking garage on each street. The main pedestrian entrance is on North Ashley Street.

DESCRIPTION OF PROJECT:

Existing Conditions – The 14,515-square foot site consists of four lots, two of which are vacant and two of which contain single-family homes. (The site wraps around but does not include the former auto garage at 202 Miller Avenue.) It is zoned D2 (Downtown Interface) and Kerrytown character overlay, and Front Yard street frontage designation.

Proposed Development – The proposed [site plan](#) is for a 39,080-square foot, five-story residential condominium building with 34 parking spaces in a split level parking garage. A driveway from Miller leads to the lower level garage, and a driveway from Ashley leads to street level garage and solid waste/recycling storage.

The proposed FAR is 269% and includes premium floor area from the residential use option to exceed the normal maximum FAR of 200%.

A development standards review is provided below. Other development details include:

- Dwelling Units – The proposed site plan currently provides 17 dwelling units. Mixed use zoning districts, such as the D2 Downtown Interface district, are regulated by FAR and not dwelling unit density. Therefore, the number of dwelling units may increase or decrease at the developer's discretion as long as the size and shape of the building does not change. The developer has stated they are currently exploring the possibility of reconfiguring the building floor plan to provide as many as 25 dwelling units. (Note that off-street parking requirements for premium floor area are also based on floor area – 1 space/1,000 sq ft – and not dwelling units.)
- Landmark Trees – There are two landmark street trees on North Ashley Street, one of which will be removed for a new driveway to the site. There are no landmark trees on the subject site but there are several landmark trees on adjacent lots. Two of those off-site landmark trees have small percentages of their critical root zones extending onto the subject site, and one off-site landmark tree has almost half of its critical root zone extending. Mitigation will be provided for the landmark street tree. Mitigation has also been calculated for the off-site landmark tree and will be planted should that tree die within three years of construction.
- Storm Water Management – Storm water management for the first flush and bankfull volumes is required. The flat roof of the building will be covered with vegetation in trays which will use and store those rain volumes, and a baffle on the overflow drainage pipe will control the overflow release rate.
- Alternatives Analysis – Two alternative site layouts were considered to try to minimize impacts to the natural features on the site and nearby before submitting the proposed layout

for approval. The alternative layouts and analysis of each are on Sheet 5 of the proposed [site plan](#).

- Parkland Contribution – The applicant has offered to provide two bike hoops and a bench in the public right-of-way adjacent to the site and a \$5,000 parks contribution. The PROS Plan suggests a formula that equates to a contribution of \$625 per dwelling unit in order to maintain the current ratio of acres of parkland per dwelling unit in the City. For 17 dwelling units, the requested contribution would be \$10,625.00.
- Brownfield Plan – The site is adjacent to a former gas station. The soils underneath the site are contaminated with materials typically associated with gas stations. The applicant has submitted a brownfield plan application to the City and County for reimbursement of the costs to remove the contaminated soils and other eligible expenses.

DEVELOPMENT STANDARDS REVIEW:

The proposed site plan complies with all applicable development review standards of the D2 Downtown Interface zoning district, Kerrytown Character overlay district, and front yard street designation provided in Chapter 55 [Unified Development Code](#).

	PROPOSED	REQUIRED/PERMITTED
Lot Area	14,515 sq ft	No minimum
FAR	269%	200% MAX normal Up to 400% MAX with premiums
Floor Area	39,080 sq ft	29,030 sq ft normal Up to 58,060 sq ft with premiums
Premiums	9,780 sq ft premium floor area used in development (21,975 sq ft premium floor area earned from residential use option)	Up to 21,975 sq ft additional floor area (51,275 sq ft total floor area)
Building Coverage	71%	80% MAX
Open Space	24%	10% MIN
Streetwall Height	3 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall	5 ft	5 ft AVERAGE
Building Height	60 ft	60 ft MAX
Massing Articulation	19 ft	40 ft MAX
Setbacks Side, Rear	6 inches	None
Front Setbacks	Miller: 15 ft Ashley: 22 ft	15 ft MIN
Parking – Automobiles	34	10 spaces MIN
Parking – Bicycles	19 Class A	16 Class A MIN

DESIGN REVIEW BOARD:

Design plans were seen and discussed by the Design Review Board on March 21, 2018. The Design Review Board's recommendations can be found [here](#), and the applicant's response can be found [here](#). The architectural drawings submitted as part of the site plan are consistent with the design plan discussed by the Design Review Board.

CITIZEN PARTICIPATION:

The petitioner held a meeting for interested citizens April 5, 2018. Invitations were sent to all residents and property owners within 1,000 feet of the site. The applicant's report of the meeting can be found [here](#).

HISTORY:

The site was rezoned as part of the Ann Arbor Discovering Downtown (A2D2) zoning initiative. The current base and character overlay zoning districts and building frontage standards became effective in December 2009.

SERVICE UNIT COMMENTS:

The site plan and application materials were reviewed by the staff from the Planning, the Downtown Development Authority, Fire Marshal's office, Forestry/Natural Resources, Parks Planning, Engineering, Recycling/Solid Waste, Land Development, and Transportation units.

Planning – The proposed site plan meets all applicable development standards. A development agreement has been drafted to address off-site improvements that are required to support the project, such as upsizing the existing water main in North Ashley Street.

Systems Planning – Impacts to the downstream sanitary sewer system have been modeled. Results show sufficient dry weather capacity exists to support the proposed development. However, the project will still need to comply with the Developer Offset Mitigation Program due to wet weather capacity constraints that exist in the system.

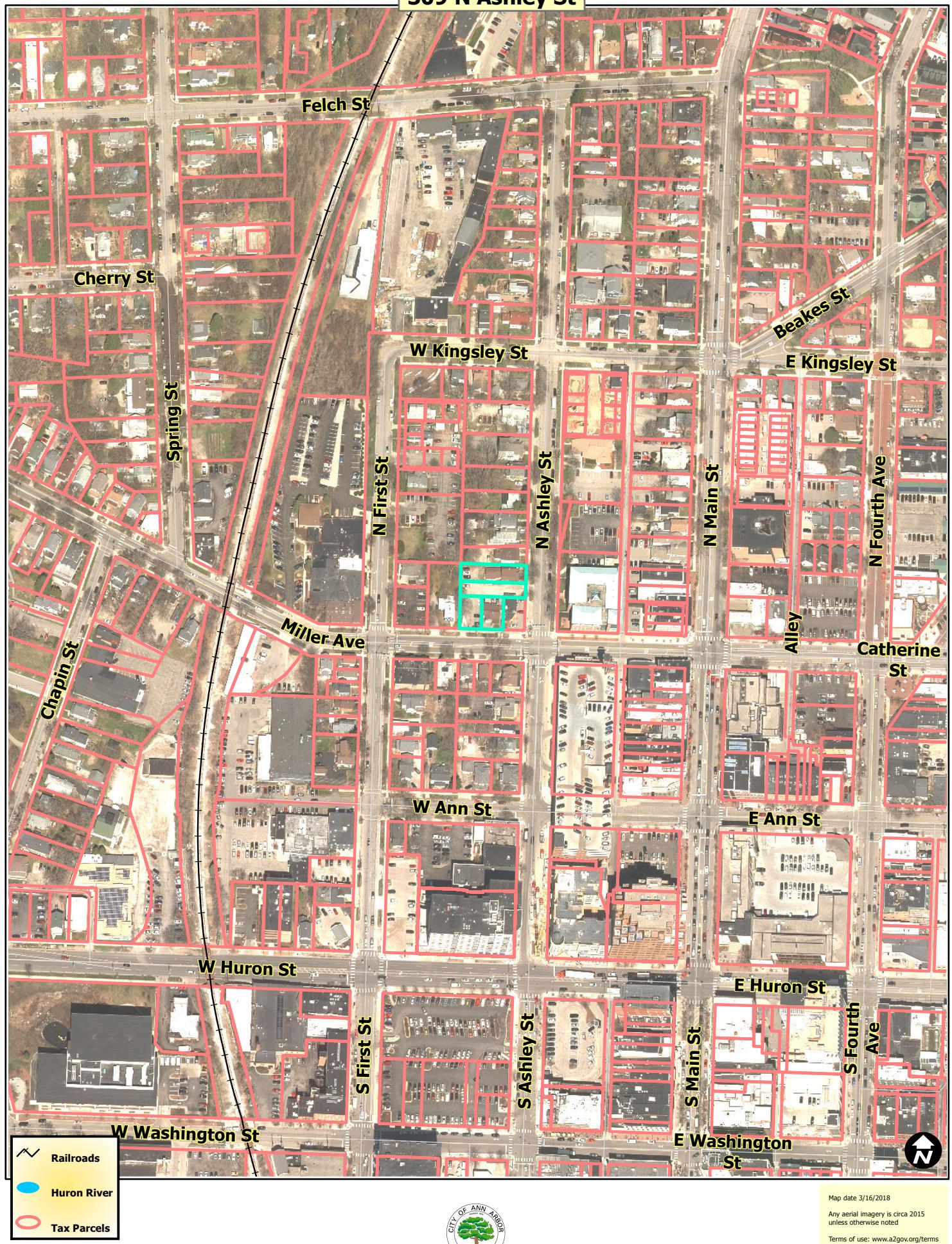
Fire Marshal – The existing utility pole and its guy wires must be relocated so the south side of the building, its entire frontage on Miller Avenue, is unobstructed in order to obtain a certificate of occupancy.

Forestry – Mitigation has been calculated for the off-site landmark tree who's critical root zone will be impacted by the proposed development. The mitigation trees must be planted if the off-site landmark tree dies within three years, on the subject site, on the site of the landmark tree, or elsewhere on public property if there is not enough room.

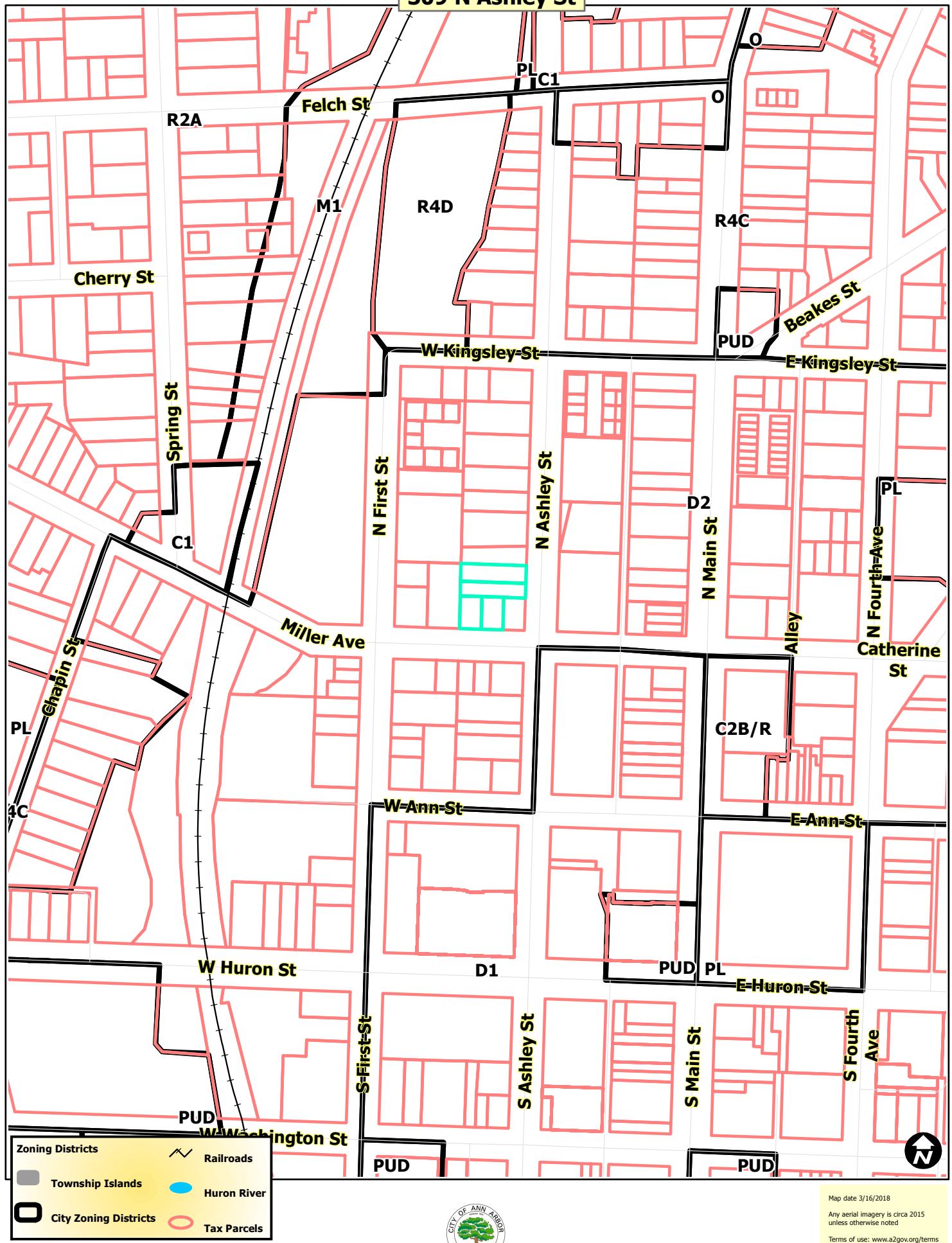
References: Zoning Map
Aerial Photo
[Site Plan \(#4\)](#)
[Citizen Participation Report](#)
Draft Development Agreement

c: Petitioner – 307 North Ashley LLC (Tom Fitzsimmons, PO Box 3783, AA, MI, 48106)
Petitioner's Agent – Macon Engineering (Kathy Keinath)
Project No. SP18-017

309 N Ashley St



309 N Ashley St



Map date 3/16/2018
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms

309 NORTH ASHLEY STREET DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2018 by and between the City of Ann Arbor, a Michigan Municipal Corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and 307 North Ashley, LLC, an Michigan Limited Liability Corporation, with principal address at P.O. Box 3783, Ann Arbor, Michigan, 48106, hereinafter called the DEVELOPER, witnesses that:

WHEREAS, the DEVELOPER owns certain land in the City of Ann Arbor, described below and site planned as 309 North Ashley Street, and

WHEREAS, the DEVELOPER has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as 309 North Ashley Street, and desires Site Plan for City Council and development agreement approval thereof, and

WHEREAS, the DEVELOPER desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to ensure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the DEVELOPER will install these improvements prior to any permits being issued.

THE DEVELOPER(S) HEREBY AGREE(S):

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for *construction of public water and sanitary sewer mains, public and private storm water management systems, public streets, sidewalks and streetlights* ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the DEVELOPER fails to construct the improvements, the CITY may send notice via first class mail to the DEVELOPER at the address listed above requiring it to commence and complete the improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the DEVELOPER, if the DEVELOPER does not complete the work within the time set forth in the notice. Every owner of a portion of the property, including co-owners of condominium units, shall pay a pro-rata share of the cost of the work. That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and may be

collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-x) To reconstruct the Miller Avenue and North Ashley Street streetscape fronting the site in accordance with the Downtown Street Design Manual prior to issuance of a certificate of occupancy. The DEVELOPER may enter into separate agreements with the Downtown Development Authority (DDA) to further clarify, coordinate, or amend the provision and procurement of labor and materials and reimbursements as necessary to complete the work as either the DEVELOPER or the DDA desires.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the DEVELOPER'S engineer inspects.

(P-4) Prior to the issuance of building permits, to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities and public streets. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public Improvement to be conveyed by the easement.

(P-6) To install all water mains, storm sewers, sanitary sewers and public streets, through the first course of asphalt, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits, except the timing of such work may be revised to be completed at a later time at the discretion of the CITY Public Services Area. The final course of asphalt paving shall be completed prior to the issuance of certificate of occupancy.

(P-x) To relocate the utility pole(s) and its/their guy wires as necessary to provide unobstructed access for the Fire Department and first responders to the building prior to issuance of a certificate of occupancy.

(P-10) To indemnify and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the DEVELOPER, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-11) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as named insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-12) Existing landmark trees shown on the site plan as trees to be saved shall be maintained by the DEVELOPER in good condition for a minimum of three years after acceptance of the public improvements by the CITY or granting of Certificate of Occupancy.

Existing landmark and street trees that are determined by the CITY to be dead, dying or severely damaged due to construction activity within three years after acceptance of the public improvements or granting of Certificate of Occupancy, shall be replaced by the DEVELOPER as provided by Chapter 55 of the Ann Arbor City Code.

(P-13) For the benefit of the residents of the DEVELOPER'S development, to make a park contribution of \$5,000 to the CITY Parks and Recreation Services Unit prior to the request for or issuance of certificates of occupancy for improvements to nearby parks such as West Park, the Farmer's Market, Sculpture Plaza or North Main Park. And, to install two bicycle hoops and a bench for public use as part of the streetscape restoration prior to issuance of a certificate of occupancy.

(P-14) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the DEVELOPER to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the DEVELOPER one year after the date of acceptance by the CITY.

(P-15) To construct, repair and/or adequately maintain on-site storm water management system. If the DEVELOPER fails to construct, repair and/or maintain the private storm water management system, the CITY may send notice via first class mail to the DEVELOPER at the address listed above, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the DEVELOPER if the DEVELOPER does not complete the work within the time set forth in the notice.

(P-16) After construction of the private on-site storm water management system, to maintain it until non-developer co-owners elect one or more directors to the Association's board of directors. Thereafter, by provision in the master deed, the Association shall own and maintain the storm water management system. Any proposed changes to the system must be approved by the City of Ann Arbor Systems Planning and Planning and Development Services Units. If the DEVELOPER or Association, as appropriate, fails to maintain any portion of the system, the CITY may send notice via first class mail to the DEVELOPER, or Association, at the address listed above, requiring it to commence and complete the maintenance stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the DEVELOPER or Association if the DEVELOPER or Association does not complete the work, as appropriate, within the time set forth in the notice. If the CITY completes the work, and the costs remain unpaid by the Association for 60 days after notice via first class mail, the CITY may bill each condominium unit for the pro rata share of the total cost, or assess the pro rata share of those costs to each condominium unit as a single tax parcel assessment as provided in Chapter 13 of Ann Arbor City Code. Provisions for maintenance and responsibility for the storm water management system, as well as the pro rata share of each condominium unit shall be included by the DEVELOPER in the master deed.

(P-17) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-20) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, DEVELOPER shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-x) As part of the application for the first building permit, to provide documentation from an independent, qualified professional that verifies that a minimum of two points has been achieved under the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Energy & Atmospheric Credit No. 1, V2009, using an industry standard software energy modeling tool (EQUEST or equivalent). Further documentation or verification from an independent, qualified professional that the building achieves the two points shall be provided by the DEVELOPER prior to any request or issuance of a certificate of occupancy.

(P-21) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the DEVELOPER proposes any substantive changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes be brought back to the City Council for consideration. The DEVELOPER is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-22) To submit signed and sealed drawings to the CITY reflecting the building elevations, setbacks, aesthetics, and materials approved by City Council and to construct all buildings consistent with said elevation drawings. If the DEVELOPER proposes any substantive changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes be submitted to the Planning Department for review and determination if City Council approval is needed for approval.

(P-23) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development improvements, and within one month after completion or abandonment of construction.

(P-25) DEVELOPER is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of DEVELOPER has (have) legal authority and capacity to enter into this agreement for DEVELOPER.

(P-26) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved development agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the DEVELOPER complies with the approved site plan and/or the terms and conditions of the approved development agreement. The DEVELOPER shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or development agreement.

(P-27) In addition to any other remedy set forth in this Agreement or in law or equity, if DEVELOPER fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of

Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-28) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the 309 North Ashley Street Site Plan.

(C-2) To use the park contribution described above for improvements to West Park, the Farmer's Market, Sculpture Plaza, or North Main Park.

(C-4) To provide timely and reasonable CITY inspections as may be required during construction.

(C-5) To record this agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

Both the DEVELOPER and the CITY agree as follows:

(T-1) This agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the DEVELOPER, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

Legal description...

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the DEVELOPER, or any part of the approved site plan, in part

or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the DEVELOPER in writing that the DEVELOPER has satisfactorily corrected the item(s) the DEVELOPER has failed to perform.

(T-6) This agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day first above written.

Witnesses:

CITY OF ANN ARBOR, MICHIGAN
301 East Huron Street
Ann Arbor, Michigan 48107

By: _____
Christopher Taylor, Mayor

By: _____
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Howard Lazarus, City Administrator

Approved as to Form:

Stephen K. Postema, City Attorney

307 North Ashley, LLC

Witness:

By: _____

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

On this _____ day of _____, 2018, before me personally appeared Christopher Taylor, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan Municipal Corporation, to me known to be the persons who executed this foregoing instrument, and to me known to be such Mayor and Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation by its authority.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

On this _____ day of _____, 2018, before me personally appeared _____, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as his free act and deed.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

DRAFTED BY AND AFTER RECORDING RETURN TO:
Ann Arbor Planning & Development Services
Post Office Box 8647
Ann Arbor, Michigan 48107
(734) 794-6265