

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of December 18, 2018**

**SUBJECT: 830 Henry Street Site Plan for City Council Approval  
Project No. SP18-040**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 830 Henry Street Site Plan.

**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 southwest intersection of Henry Street and S. Industrial Highway. It is in the South Area planning area and the Malletts Creek watershed. Ward 4.

**DESCRIPTION OF PETITION**

The petitioners seek approval to demolish three rental structures totaling approximately 5,975-square feet and construct a new three-story, 26,000-square foot eleven-unit apartment building built in one phase. Four lots are to be combined for a lot area of 25,235-square feet and are zoned R4C, Multiple-Family Residential. The eleven proposed units would each have six bedrooms and are intended to be student rentals.

The four lots currently have three driveways off Henry Street. The site plan proposes closing these curb cuts and utilizing one curb cut on the west side of the site off Henry Street. This drive leads to eighteen parking spaces located below grade. Class A and B bicycle parking spaces are also proposed below grade with 4 Class C spaces located at the South Industrial building entrance. Estimated cost of this development is \$5,500,000.

There is one 27-inch Black Walnut landmark tree located on the southeast corner of the site that is to be removed. The petitioner proposes planting more mitigation trees than is required by code, which are planted throughout the site.

A 15-foot wide conflicting land use buffer (CLUB) is required along the south side and the western rear of the property as this site is adjacent to residential uses.

The proposed site layout is more than 10,000 square feet and less than 15,000 square feet of impervious surface, which requires detention for a bankfull storm event. The proposed storm water plan includes a rain garden located in the southwest corner yard area to collect storm run-off along the west side of the side. Catch basins lead to two subgrade open-bottom tanks located along the north property line that infiltrate into the soil. Infiltration takes place for both the underground system and the rain garden.

### CITIZEN PARTICIPATION

The petitioner notified property owners and persons within 500 feet of the site by mail that a site plan petition was submitted. Staff received a call regarding concern with possible on-street parking due to this development and directed the neighbor to inquire about the neighborhood residential parking program.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Parks & Vacant	PL (Public Land)
EAST	Parks and Medical Office	PL & O (Office)
SOUTH	Residential Multiple-Family	R3 (Townhouse District)
WEST	Residential Single & Multiple- Family	R4C (Multiple Family District)

### COMPARISION CHART

		EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning		R4C Multiple Family	R4C Multiple Family	R4C Multiple Family
Gross Lot Area		25,235 sq ft*	25,235 sq ft*	8,500 sq ft
Minimum Lot Width		143 ft	143 ft	60 ft
Minimum Open Space		NA	43%	40%
Active Open Space		NA	986 sq ft/dwelling unit	300 sq ft/dwelling unit
Setbacks	Henry St	22-25 ft	20.3 ft **	25 ft**
	S. Industrial	Vacant	23.5 ft**	25 ft**
	Side	NA	21 ft***	12 ft***
	Rear	NA	30 ft	30 ft
Building Height		2-stories	29.7 ft	30 ft MAX
Vehicle Parking		1 space/dwelling	18 spaces	17 spaces MIN
Bicycle Parking		NA	6- Class A 10- Class B 4- Class C	2 Class A MIN 1 Class B MIN

\*Combined Lots

\*\*Averaged front setback

\*\*\*Additional side setback required for building length over 50 ft.

## HISTORY AND PLANNING BACKGROUND

The three homes to be removed are currently rental units and were all built in the 1920's. The Master Plan: Land Use Element recommends multiple-family uses for these sites.

## SERVICE UNIT COMMENTS

Engineering – As the project proposes a new domestic and fire service connection, the applicant must submit a backflow prevention and metering arrangement drawing for the City to review and approve prior to the start of construction. Approval of site or construction plans by the City does not relieve the applicant of complying with City standards on backflow prevention and metering. It is the responsibility of the applicant to submit appropriate plans to the City for review when available, and no later than the start of construction.

Parks - Parks requests a \$6,875 contribution based on 11 dwelling units to be used on any of the following parks: Rose, White or Frisinger.

Planning - The proposed structure meets the minimum required front, side and rear setbacks of the R4C zoning district, and meets the rear and southern side setback requirements with 15-foot wide conflicting land use buffers (CLUB). Before issuance of permits, the four lots are to be combined.

Staff supports redevelopment of this site as multiple-family residential. The proposed re-development of this site will result in residential uses consistent with the neighborhood. On-street parking exists along Henry Street and bus stops are nearby on E. Stadium Blvd.

Prepared by Chris Cheng  
Reviewed by Brett Lenart  
12/12/18

Attachments: [Parcel and Zoning Map](#)  
[Aerial Photo](#)  
[Site Plan/Landscape Plan/Floor Plan/Elevations](#)  
[Public Notification](#)  
[830 Henry Draft Development Agreement](#)  
[Criteria for Residential Parking](#)

c: Petitioner: Prentice Partners Ann Arbor, LLC (Heidi Mitchell)  
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