

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 5, 2019

**SUBJECT: Bristol Ridge Townhomes Site Plan for City Council Approval
File No. SP18-034**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Bristol Ridge Townhomes Site Plan and Development Agreement conditioned upon combining the lots and ZBA approval.

STAFF RECOMMENDATION

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

LOCATION

The site is located on the east side of Pontiac Trail, south of Dhu Varren Road (Northeast Area). This site is located in the Traver Creek watershed. Ward 1.

DESCRIPTION OF PETITION

The petitioner seeks to demolish the existing structures on site and combine the three lots totaling approximately 7 acres and construct 69 three-story townhouse units in 11 buildings. The estimated cost of construction is \$8,400,000 and be constructed in one phase.

Two existing curb cuts to the site are proposed to be closed with access to the development off a single curb cut off Pontiac Trail. This single drive loops through the site leading to 25 surface parking spaces and 69 below structure single bay garages. The requirement for the R4A, Multiple-Family, zoning is 2 parking spaces per unit. A variance from the Zoning Board of Appeals would be required as this proposal is 44 spaces short of ordinance requirements. Bicycle parking is proposed in the garage of each unit.

The proposed development provides for 100-year storm water detention as the total amount of impervious surface on site is greater than 15,000 square feet. Storm water detention basins are located at the northeastern and southwestern corners of the site. Infiltration is occurring in both basins. Multiple bioswales are also provided throughout the site. Storm water review was conducted by the Washtenaw County Water Resources Office.

A 15-foot wide vegetated conflicting land use buffer is located along the south and north property line as required to screen from the adjacent residences. No landmark or woodland trees are proposed to be removed for this proposal. A mid-quality woodland located along the eastern edge of this site is to remain.

The petitioner mailed postcards to owners and occupants within 1,000 feet of the site. At the time this staff report was written, no comments about the project have been received from the public. A copy of the meeting minutes and attendees is attached.

COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		R4A (Multiple-Family Residential District)	R4A	R4A
Gross Lot Area		317,228 sq ft (combined) (7.28 acres)	317,228 sq ft (combined) (7.28 acres)	21,780 sq ft MIN (.5 acres)
Minimum Lot Width		203 ft & 209 ft per lot (412 ft combined)	412 ft	120 ft MIN
Minimum Lot Area per Dwelling Unit in sq. ft.		NA	4,400 sq ft (based on Net Lot Area)	4,300 sq ft MIN
Minimum Usable Open Space in Percentage of Lot Area		NA	65.4% (198,616 sq ft.)	65% MIN
Setbacks	Front	2710 Pontiac Tr. – 164 ft 2750 Pontiac Tr. -125 ft	33 ft	15 ft MIN 40 ft MAX
	Side(s)	60 ft – north 33 ft - south	31.65 ft - North 39.7 ft*- South	31 ft MIN* - North 39.7 ft MIN*- South
	Rear	381 ft	214 ft	30 ft MIN
Building Height		1-2 stories	44.7 ft	35 ft MAX 45 ft MAX w/parking below building
Parking - Automobiles		Gravel parking areas	94 spaces **	138 spaces (2 spaces/dwelling unit)
Parking – Bicycles		NA	69 spaces – Class A (garage parking)	7 spaces MIN - Class A 7 spaces MIN – Class C

* Additional side setback required when length of building exceeds 50 feet and height exceeds 30 feet.

** Reduced parking variance requested from ZBA

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Multiple-Family Residential	PUD (Planned Unit Development)
EAST	Landfill/Vacant	TWP (Township)
SOUTH	Single-Family Dwelling & Vacant	TWP
WEST	Single & Multiple-Family Residential	R1D& R1E (Single-Family Dwelling District) R4B (Multiple-Family Dwelling District)

HISTORY

2750 Pontiac Trail – the 2-story house was built in 1950. 2730 Pontiac Trail is vacant. 2710 Pontiac Trail contains 3 storage buildings built approximately 35-40 years ago and are currently vacant.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Parks and Recreation Services – Requested park contribution of 69 units *.0125*\$50,000 = \$43,000. For nearby parks such as Huron Highlands, Cloverdale, Olsen, and Leslie.

Systems Planning – An easement for the proposed 17’ of Pontiac Trail right-of-way is required. The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 63 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternatively, a payment in lieu of performing actual flow removal may be made.

Traffic – Comments pending.

Water Resources Commissioner - Worksheet W11 for the east basin utilizes a design infiltration rate of 10 inches per hour. A revised geotechnical report, including infiltration testing data related to Test Pit 6 (excavated on July 16, 2018), must be submitted for review.

Worksheet W11 for the southwest basin does not indicate any surface storage volume, but the outlet calculations indicate that infiltration volume credits are being applied in the outlet calculations to both the first flush and bankfull storm volumes. Since the outlet is being designed as a single-stage outlet, the entire infiltration volume credit below the lowest outlet orifice should be quantified on W11.

Planning – Applications to the Zoning Board of Appeals (ZBA) to permit tandem parking have been submitted to Planning & Zoning. If the Planning Commission acts upon the site plan petition at the February 5th meeting, the variance requests will be heard at the February 27th, 2019 ZBA meeting.

This site is zoned R4A and requires two parking spaces/dwelling unit, while the other multiple-family dwelling districts, R4B, R4C, R4D and R4E requires 1.5 spaces/dwelling unit. Staff suspects the increased parking requirements are due to the R4A district large lot size and the

general location of these parcels located further from downtown and therefore are more automobile dependent.

The proposed site layout provides 94 legal parking spaces on site (69 garage and 25 surface parking spaces) falling short of the minimum required parking by 44 spaces. The petitioner included 34 tandem parking spaces in garages along with 69 driveway parking spaces bringing the revised parking total to 197 parking spaces (103 additional parking spaces that cannot be counted per the parking ordinance).

This site plan approval is subject to approval of a parking variance request of 44 legal parking spaces. The petitioner has built garage parking spaces below the dwelling units as recommended in the Master Plan, reduced impervious surface on site and designed the development to prevent any natural features impacts.

Prepared by Christopher Cheng
Reviewed by Brett D. Lenart
mg/1/29/19

Attachments: [Zoning Map](#)
[Aerial Map](#)
[Site Plan Set](#)
[Elevations](#)
[Neighborhood Meeting Notes](#)
Draft Development Agreement

c: Owner: Commercial Property Investors of Pontiac Trail, LLC
8178 Jackson Rd., Suite D
Ann Arbor, MI 48103

Petitioner: Scott Betzoldt, P.E.
Midwestern Consulting, LLC
3815 Plaza Drive
Ann Arbor, MI 48108

Systems Planning
File Nos. SP19-034

BRISTOL RIDGE DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this ____ day of _____, 2019, 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 Commercial Property Investors of Pontiac Trail LLC, with principal address at 8178 Jackson Road, Suite D, Ann Arbor, MI 48103, hereinafter called the DEVELOPER, witnesses that:

WHEREAS, the DEVELOPER owns certain land in the City of Ann Arbor, described below ("Property") and site planned as Bristol Ridge, and

WHEREAS, the DEVELOPER has had the Property surveyed, mapped and site planned as Bristol Ridge, and desires site plan and development agreement approval thereof, and

WHEREAS, on _____, City Council approved the Bristol Ridge Site Plan ("Site Plan") and Bristol Ridge Development Agreement ("Agreement") pursuant to a resolution adopted on that date, 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 HEREBY AGREES:

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for private storm water management systems, public water mains, and sidewalks ("the Improvements") provided that no work on the 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.

(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) To install all water mains, storm sewers, and sanitary sewers, 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.

(P-5) To indemnify, defend 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 Site Plan.

(P-6) 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 an additional insured to protect and indemnify the CITY against any claims for damage due to public use of the public Improvements in the development prior to final written acceptance of the public Improvements 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 Improvements and until notice of acceptance by the CITY of the Improvements.

(P-7) For the benefit of the residents of the DEVELOPER'S development, to make a park contribution of \$43,000 to the CITY Parks and Recreation Services Unit prior to the issuance of certificates of occupancy for Improvements to Huron Highlands, Cloverdale, Olsen or Leslie Parks.

(P-8) To construct, repair and/or adequately maintain the 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-9) 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 upon request.

(P-10) 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-11) 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 persons signing below on behalf of DEVELOPER has legal authority and capacity to enter into this Agreement for DEVELOPER.

(P-12) Failure to construct, repair and/or maintain the site pursuant to the Site Plan and/or failure to comply with any of this 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 Site Plan and/or the terms and conditions of the 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 Site Plan and/or Agreement.

(P-14) 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-15) 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 Bristol Ridge Site Plan.

(C-2) To use the park contribution described above for improvements to Huron Highlands, Cloverdale, Olsen or Leslie Parks.

(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 Site Plan, shall be binding on any successors and assigns in ownership of the following described parcel:

THE LAND SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

Parcel ID Nos.:09-09-16-200-170
09-09-16-200-171
09-09-16-200-172

(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 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. DEVELOPER submits to the personal jurisdiction of any competent court in Washtenaw County, Michigan, for any action arising out of this Agreement. DEVELOPER also agrees that no action will be commenced against the City because of any matter arising out of this Agreement in any courts other than those in the County of Washtenaw, State of Michigan, unless original jurisdiction can be established in the United States District Court for the Eastern District of Michigan, Southern Division, the Michigan Supreme Court, or the Michigan Court of Appeals.

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

Commercial Property Investors
of Pontiac Trail, LLC

By: _____
James Frank, President

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

The foregoing instrument was acknowledged before me this _____ day of _____, 201__
by Christopher Taylor, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan
municipal corporation, on behalf of the corporation.

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

STATE OF MICHIGAN)
) ss:

County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 201__
by James Frank, President, of Commercial Property Investors of Pontiac Trail, LLC, on behalf of the
company.

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

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

DRAFT