



September 29, 2020

City of Ann Arbor Planning and Development Services Unit
100 N. Fifth Avenue
Ann Arbor, Michigan 48107
Attn: Chris Cheng

Re: Mill Creek Condominiums – Rezoning / Site Plan Concept Discussion
Midwestern File No.: 19285A

Dear Mr. Cheng:

First Martin, owner of Mill Creek Condominiums located at 3202 Chelsea Circle, is considering rezoning the existing Mill Creek development parcels from R3 to R4B in order to provide additional dwelling units on the property as well as construct an updated clubhouse and swimming pool for the neighborhood without having to incorporate conflicting land use buffers between buildings. First Martin would like to review the concept and proposed rezoning with the Planning Commission during their working session on October 14, 2020 to gather feedback on the proposal and determine whether or not to move forward with the submittal.

There are two existing phases of Mill Creek Condominiums with a total of 281 townhome dwelling units, clubhouse, with approximately 57% open space. This development offers lower cost housing in the City of Ann Arbor housing market. The owner would like to increase the number of dwelling units within the development to provide a multi-family housing option including stacked flats currently not allowed within the townhouse building typology required by the R3 zoning district. Therefore, the owner would like to rezone the property to R4B in order to allow for the stacked flats units based on current housing trends and needs within the City.

Additionally, rezoning the property to the multi-family zoning district would better align the parking requirements with the current parking demand at 1.5 parking spaces per dwelling unit instead of 2 parking spaces per dwelling unit. Development of a site plan would include demolition of the existing outdated clubhouse and swimming pool and addition of a larger clubhouse and swimming pool in order to provide additional community amenities to the residents.

A concept rendering has been attached that illustrates the proposed project and assumptions. A site data chart has been provided to summarize the existing conditions and zoning requirements as well as proposed site data and proposed zoning requirements.

Please feel free to contact Tina Fix by phone at 734-332-5321 or email at trf@midwesternconsulting.com with any questions or comments.

Sincerely,
MIDWESTERN CONSULTING, LLC

Tina Fix, RLA, LEED AP
Landscape Architect

Mill Creek Apartments Addition

Midwestern Consulting, LLC

9.22.20

	Allowed/ Required R-3 District		Existing R-3 District		Proposed R4B zoning		Allowed/ Required R4-B District	
Zoning								
Permitted Land Use	Townhomes		Townhomes		Townhomes / Multi-family		Multi-family	
Accessory Use	community recreation, management office, maintenance storage		community recreation, management office, maintenance storage		community recreation, management office, maintenance storage		community recreation, management office, maintenance storage	
Site Area	21,780	sf	1,437,480	sf approx	1,437,480	sf approx	14,000	sf
	0.50	Acres Min.	33	Acres approx	33	Acres	0.32	Acres Min.
Min. Lot Width	120	ft	Not Determined	ft	TBD	ft	120	ft
Buildings								
Number of Dwelling Units	NA	Dwelling Units	281	Dwelling Units Existing	313	Dwelling Units	NA	Dwelling Units
Gross Lot Density	10	DU/Acre	9	DU/Acre	9.5	DU/Acre	15	DU/Acre
Maximum Allowable Dwelling Units		Dwelling Units	330	Dwelling Units Maximum	495	Dwelling Units Maximum		Dwelling Units
Min. Lot area per dwelling unit	4300	sf/unit	5116	sf/unit approx	4593	sf/unit approx	2900	sf/unit
Floor Area - community center / storage		sf	3210	sf approximation per aerial	6000	sf new building		sf
					600	sf new storage		
Floor Area - Residential		sf	315400	sf approximation per aerial	347462	sf approximation per aerial		sf
Total Floor Area		sf	318610	sf approximation per aerial	354062	sf approximation per aerial		sf
Maximum Lot Coverage	NA	%	11%	approximation per aerial	13%	approximation per aerial	NA	%
Maximum Floor Area Ratio	NA	%	22%	approximation per aerial	25%	approximation per aerial	NA	%
Maximum Height	35	ft	<35	ft	<35	ft, 2 stories	35	ft
					NA		45ft if underground parking under at least 35% of building	
Open Space								
Minimum % Open Space	65%	%	57%	approx. (deficient)	55%	approximately	55%	approx. 790,614sf
Minimum Active Open Space per dwelling unit	300	sf/du	1696	sf/du approx	1432	sf/du approximately	300	sf/du = 93,900sf
Residential Lot Setbacks								
Minimum Building Spacing	20	ft	17-20	ft min. (existing deviation)	20	ft	20	ft
Minimum Front	15	ft	NA	ft	15	ft minimum	15	ft
Maximum Front	40	ft	>40	ft (existing deviation)	>40	ft (existing deviation)	40	ft
Side	20+	ft	~70	ft east	~70	ft east	12+	ft
	plus 3 inches for each foot of height over 35 feet and 1.5 inches for each foot building length over 50 feet = 32.5' on north side adjacent to existing buildings =25' on southern parcel, west side		~32.5 ~22	ft west adjacent to existing buidlings on north parcel ft on west side; south parcel - potential encroachment	~32.5 ~22	ft west adjacent to existing buidlings on north parcel ft on west side; south parcel	plus 3 inches for each foot of height over 35 feet and 1.5 inches for each foot building length over 50 feet = 24.5' on north side adjacent to existing buildings =17' on southern parcel, west side	
	plus one foot for each foot of building height over 30 feet when abutting residentially zoned land						plus one foot for each foot of building height over 30 feet when abutting residentially zoned land	
Rear	30+	ft	<30	ft north parcel to north	<30	ft north parcel to north	30+	ft
	plus 1.5 inches for each foot of building height over 35 feet and 1.5 inches for each foot of building width over 50 feet =30' on northern side of north parcel =42.5' required along I-94		~42.5	ft along I-94	~42.5	ft along I-94	plus 1.5 inches for each foot of building height over 35 feet and 1.5 inches for each foot of building width over 50 feet =30' on northern side of north parcel =42.5' required along I-94	

Mill Creek Apartments Addition					
Midwestern Consulting, LLC					
9.22.20					
	Allowed/ Required R-3 District	Existing R-3 District	Proposed R4B zoning		Allowed/ Required R4-B District
	plus one foot for each foot of building height over 30 feet when abutting residentially zoned land				plus one foot for each foot of building height over 30 feet when abutting residentially zoned land
Vehicular Parking					
Required Parking				503 existing spaces provided	
Townhomes	2 per du	562 required	NA	60 residential spaces provided	2 per du
Multi-family	Not permitted use; assume 2 per du	Approx. 503 provided (deficient)	15*313 = 470 spaces required	563 total residential spaces provided	1.5 per du
Community Recreation - Accessory Use	1 per 200sf?	2610sf / 200 = 14 spaces required; 8 provided (deficient)	6,000sf / 200 = 30 spaces required	30 spaces provided	1 per 200sf
Management/maintenance office and storage - Accessory Use	1 per 333sf min; 1 per 250sf max	600sf / 333 = 2 spaces required; 2 spaces provided	660sf / 333 = 2 spaces required	2 spaces provided	1 per 333sf min; 1 per 250sf max
Bicycle Parking					
Townhomes	1 per 5 dwelling units (50%A, 50%C)	Not Determined		Not applicable	1 per 5 dwelling units (50%A, 50%C)
Multi-family	1 per 5 dwelling units (50%A, 50%C)			313/5 = 63 required; provided is TBD	1 per 5 dwelling units (50%A, 50%C)
Community Recreation - Accessory Use	1 per 1000sf (type C)	Not Determined	6,000/1000 = 6 spaces required	6 spaces provided	1 per 1000sf (type C)
Management/maintenance office and storage - Accessory Use	1 per 3,000sf (Type A-30%, Type C-70%)	Not Determined	666sf / 3,000sf = 1 space required	assume 1 space provided in building	1 per 3,000sf (Type A-30%, Type C-70%)
Landscaping					
Tree Mitigation				Not Determined	
Conflicting Land Use buffer	15 feet from residential; 1 tree per 15ft (50% evergreen); 4ft screening of VUA	Not Determined		Not Determined - In areas of existing development VUA not determined for existing non-disturbed areas	15 feet from residential; 1 tree per 15ft (50% evergreen); 4ft screening of VUA
Vehicle Use Area					
Interior islands	1:20? (up to 49,999sf); 165sf min.	Not Determined	21,420sf / 20 = 1,071sf required ~1,071sf provided		1:20? (up to 49,999sf); 165sf min.
Bio-retention	50% of required island	Not Determined	1,071sf / 2 = 536sf required ~704sf provided		50% of required island
Interior island trees	1 per 250sf island required; 1 per island	Not Determined	1,071 / 250 = 5 trees required		1 per 250sf island required; 1 per island
ROW screening	10ft setback, 1 tree per 30lf, 30" ht screening	Not Determined	screening will be required between parking lot and street		10ft setback, 1 tree per 30lf, 30" ht screening
snow pile storage	identify on site plan	Not Determined	To be determined		identify on site plan
Street trees	one tree per 45lf street frontage	Not Determined	696lf / 45lf = 16 trees required		one tree per 45lf street frontage
Street tree escrow		Not Applicable to Existing	\$904.80 to City Tree Fund prior to issuing building permits.*		\$1.30 per linear foot frontage 696lf x \$1.30 = \$904.80
Outdoor refuse	screening walls	Not Determined	trash enclosure proposed		screening walls
Stormwater Management					
Assumptions:	Assume existing development does not meet current WCWRC standards	Not Determined	Approx. 18,000 cf required Assumes no infiltration, 20% penalty Assumes underground detention		Assume proposed development area is less than 50% of site; development area required to meet current WCWRC standards
Utilities					

Mill Creek Apartments Addition				
Midwestern Consulting, LLC				
9.22.20				
	Allowed/ Required R-3 District	Existing R-3 District	Proposed R4B zoning	Allowed/ Required R4-B District
Sanitary		Not Determined	assumes connection to existing system estimated sanitary sewer mitigation fees: \$90,000	
Water		Not Determined	assumes no relocation of water main and connection ot existing system	
Storm		Not Determined	assumes connection to existing system	
Gas		Not Determined	assumes relocation of existing lines in proposed development area	
Electric		Not Determined	assumes relocation of existing lines in proposed development area	
Franchise		Not Determined	assumes relocation of existing lines in proposed development area	