

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 17, 2020

**SUBJECT: 2111 Packard Site Plan for City Council and Zoning (east side of Packard Street between Anderson Avenue and Crestland Drive)
Project No. Z20-049, and SP20-020**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2111 Packard C3 Zoning, Site Plan, and Development Agreement.

STAFF RECOMMENDATION

Staff recommends the proposed C3 zoning on the south side of the site be **approved** because it is consistent with the existing C3 zoning on the north side of the site as well as the Master Plan: Land Use Element recommendation and is compatible with nearby zoning districts and adjacent land uses.

Staff recommends **approval** of the site plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

LOCATION

This site is located at 2111 Packard Road (east side) between Anderson Avenue and Crestland Drive in the Malletts Creek watershed. Ward 3.

DESCRIPTION OF PETITION

General Information – The northern half of the 1.69 acre site is zoned C3 (Fringe Commercial) and includes a commercial building with multiple tenants. The southern half of the site is zoned P (Parking) and includes a surface parking lot. The petitioner is proposing to construct a 72 unit, 3-story apartment building. The project will include 118 bedrooms, 84 surface parking spaces, and 3,642 square feet of retail space at each corner of the building that fronts Packard Street.

One access drive to the parking area is proposed along Crestland Drive and one is proposed along Anderson Avenue. Vehicular access will be eliminated from Packard Street. Solid waste facilities are proposed within a masonry enclosure within the parking lot. One landmark tree (street tree) exists in the lawn extension on the north end of the site. It is proposed to be protected. The proposed height of the building is 40 feet; 55 feet is the maximum height in the C3 zoning district. A total of 35 bicycle parking spaces are proposed (23 Class A; 12 Class C); 17 bicycle parking spaces are required.

The petitioner is proposing to rezone the southern portion of the site and a narrow panhandle portion on the east side of the site from P to C3.

Solid Waste – Solid waste is proposed to be handled in a trash and recycling in a masonry enclosure within the parking lot. Trucks will enter from Crestland Drive and exit to Anderson Avenue.

Setback to East Property Line – The existing commercial building is setback 63.6 feet from the property line on the east side of the site where single-family homes exists on Anderson Avenue and Crestland Drive. The proposed setback will be 83.5 feet from the east property line.

Traffic Impact Study – A traffic study was conducted by Wade-Trim. The study provided the following findings:

1. All study area intersections and movements operate at an acceptable level of service during the morning peak and afternoon peak hours with the exception of southbound Packard Street at Stadium Boulevard which is expected to continue to operate at LOS E.
2. The current crosswalks meet the City of Ann Arbor guidelines with High Visibility Markings and Pedestrian Warning Series Signs already present at the crossings.
3. All study area intersections are expected to continue to operate at an acceptable level of service during the weekday morning and afternoon peak hours, with the exception of southbound Packard Street at Stadium Boulevard which is currently operating at LOS E. The models show that the additional site traffic has minor impacts and the approach is expected to continue to operate at LOS E.
4. Traffic accessing the site during the morning and afternoon peak hours is estimated to have minimal delays and queuing at the site driveways. The placement of the site driveways on the side streets is a beneficial strategy by limiting the number of conflict points on Packard Street.

The City transportation engineer confirmed the study's findings.

Storm Water Detention – Stormwater detention is proposed beneath the parking lot.

Park Dedication – The petitioner has agreed to provide a voluntary \$45,000 fee in lieu of park land dedication which will be used to enhance nearby parks.

New Sidewalk – A new public sidewalk will be constructed on the north side of the property. No sidewalk currently exists in this location. The easternmost portion of the proposed sidewalk will be in the Anderson Avenue right-of-way. Most of the sidewalk north of the proposed building will be on private property but within a public access easement.

Façade Materials – The petitioner proposes a combination of stone panels, metal panels and brick veneer. The petitioner provided color renderings of the building elevations.

Solar Power – The petitioner is proposing to provide solar panels on most of the roof area of the building to provide an energy offset of approximately 6.6%.

Parking – 84 vehicular spaces are provided (84 are required). 9 vehicular spaces will be EV-Installed, 20 spaces will be EV-Ready; and 47 spaces will be EV-Capable. Class A bicycle parking spaces will be provided in a bicycle room on the first floor of the building.

Landscaping and Open Space – The landmark tree, a 24" Sycamore tree on the north side of the site is proposed to be protected. Thirteen non-landmark trees are proposed to be removed.

The petitioner is proposing to install 50 new trees throughout the site. A Conflicting Land Use Buffer is proposed on the east side of the site adjacent to residential uses.

Dwelling Unit Types – 8.3% of the units are proposed to be studio apartments; 26.4% are proposed to be 1-bedroom apartments; 65.3% are proposed to be 2-bedroom apartments.

Citizen Participation – The petitioner held a Citizen Participation Zoom meeting on May 26, 2020 prior to submitting the site plan. Approximately 40 individuals participated. The main items of discussion included: parking, traffic, proposed retail, and green energy/carbon footprint. The Citizen Participation report is attached.

Development Agreement – A development agreement has been drafted to address the parkland dedication, solar energy installation, and construction activities.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential, Commercial	C3 (Fringe Commercial) and R1C (Single Family)
EAST	Residential	R1C (Single Family)
SOUTH	Residential	R4B (Multiple Family)
WEST	Residential	R2A (Two Family)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED	
Zoning	C3 and P	C3*	C3	
Gross Lot Area	1.69 acres	1.69 acres	6,000 square feet MIN	
Density (FAR)	NA	1.05%	200% MAX	
Setbacks	Front			
	West	39.6 ft	10 ft	10 ft MIN
	North	20 ft	10.3 ft	25 ft MAX
	South	144.1 ft	10 ft	
Side	NA	NA	NA	
Rear				
East	63.6	83.5 ft	30 ft when abutting residential	
Height	Approx. 16 ft	40 ft	55 ft MAX	
Parking - Automobiles	34 spaces	72 – residential spaces 12 – retail spaces	84 spaces MIN	

Parking – Bicycles	0 spaces	23 spaces – Class A 12 spaces – Class C	15 spaces – Class A 2 spaces – Class C
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* Requires Rezoning Approval.

HISTORY

The site includes a retail structure that was likely constructed in the 1960's.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends commercial uses on the site. The north side of the site is zoned C3 while the south and a portion of the east side of the site is zoned P. Rezoning the P portion of the site to C3 is consistent with the master plan land use recommendation. The Non-Motorized Transportation Plan recommends bicycle lanes along both sides of Packard Street which currently exist.

SERVICE UNIT COMMENTS

None.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
11/12/20

Attachments: [Parcel and Zoning Map](#)
[Aerial Photo](#)
[Site Plan with Elevations](#)
[Citizen Participation Report](#)
[Draft Development Agreement](#)

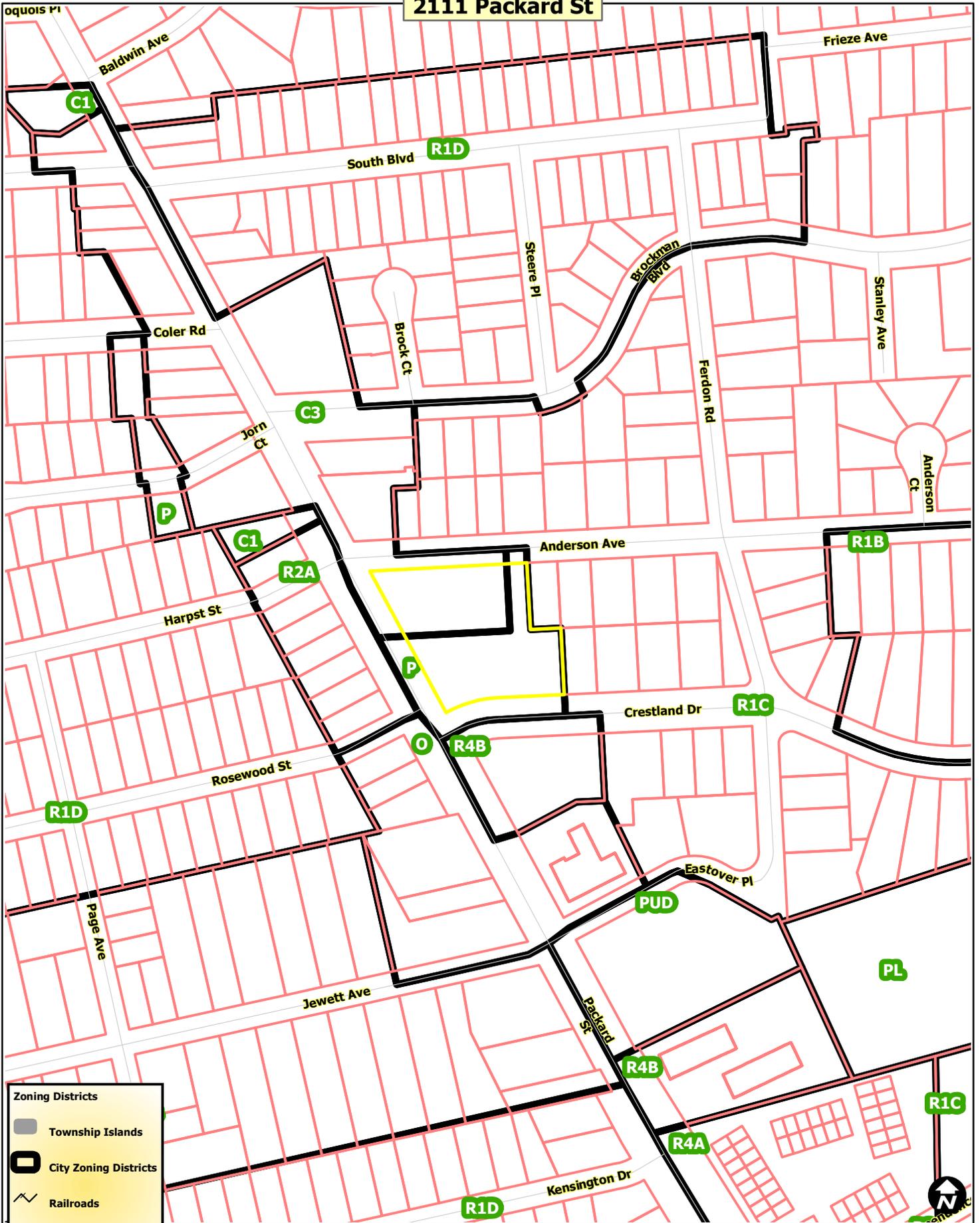
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Systems Planning
Project Management
Project No. Z20-049; SP20-020

2111 Packard St



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels



Map date: 10/28/2020
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2111 Packard St



-  Railroads
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