

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 1, 2020

**SUBJECT: 907 & 913 S. Main Street Site Plan for City Council Approval
Project No. SP20-006**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 907 & 913 S. Main Street Site Plan and Development Agreement, subject to combining both lots before issuance of any permits and elimination of street trees outside the public right-of-way by the Zoning Board of Appeals.

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 east side of S. Main Street south of W. Davis Ave. It is in the Central Planning Area and the Allen Creek watershed. Ward 4.

DESCRIPTION OF PETITION

The petitioner seeks approval to demolish the existing two-story, 2,062-square foot home at 907 S. Main St. and the two-story, 2,772- square foot home at 913 S. Main St. and construct a new three-story, 13,467-square foot six-unit apartment building with 35 bedrooms. Both lots are zoned R4C, Multiple-Family Residential, and approval of the site plan is contingent upon combining the two lots to create a .32-acre site.

The building is proposed to be constructed in one phase. Seven parking spaces are located below grade and house the bicycle parking and solid waste carts. Two additional surface spaces are proposed off the northern drive to meet the minimum number of parking spaces required. The two lots currently share a curb cut leading to their parking and this development proposes two curb cuts to allow for pick-up and drop-off safely from S. Main St.

There is one, 19.5-inch diameter landmark silver maple tree located on the west side of the site to be removed to accommodate the proposed interior drive connection. Half of required mitigation trees are proposed to be planted on site with the remaining mitigation, \$950.00, contributed to the city's Tree Fund due to the limited planting areas. Several other trees are proposed to be removed on site and these were determined to be either in poor condition or invasive species. No street trees are proposed for this development as the right-of-way is too

narrow and plantings would impact existing utilities. A variance from the Zoning Board of Appeals is necessary to eliminate these trees.

A 15-foot wide conflicting land use buffer (CLUB) is required and proposed along the north, south and east property lines as this site is adjacent to residential uses.

The proposed site layout is more than 5,000 square feet and less than 10,000 square feet of impervious surface, which requires treatment of the first flush storm event. The proposed development will utilize underground detention. No infiltration was possible on this site due to the soil conditions. The site currently has no detention.

CITIZEN PARTICIPATION

The petitioner notified property owners and persons within 500 feet of the site by mail that a site plan petition had been submitted. This postcard notification is attached. Staff received communication about the lack of parking proposed for this site. The petitioner's response is in Planning Comments.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential Single & Multiple- Family	R4C (Multiple Family)
EAST	Residential Single & Multiple- Family	R4C
SOUTH	Residential Single & Multiple-Family	R4C
WEST	Residential Single & Multiple- Family	R4C

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R4C Multiple Family	R4C Multiple Family	R4C Multiple Family
Gross Lot Area	907 S. Main – 4,966 sq. ft 913 S. Main – 8,843 sq. ft	13,992 sq. ft (.32 acres)	8,500 sq. ft
Minimum Lot Width	907 S. Main - 53 ft 913 S. Main – 51 ft	104 ft	60 ft
Minimum Open Space	907 S. Main – 79% 913 S. Main – 84%	79%	40%
Active Open Space	NA	2,812 sq. ft/dwelling unit	300 sq. ft/dwelling unit
∅ S. Main Front	907 S. Main - 25 ft 913 S. Main - 17 ft	24.5 ft *	24.5 ft* MIN

Side	907 S. Main -8.8 ft North 12.7 ft South 913 S. Main -12.7 - North 14.4 ft – South	North -15 ft South – 15 ft	14.8 ft**
Rear	907 S. Main - 40 ft 913 S. Main -110 ft	74.4 - ft	30.5 ft**
Building Height	25-30 ft	30 ft	30 ft MAX
Vehicle Parking	2-4 spaces	9 spaces	9 spaces MIN
Bicycle Parking	NA	8 Class A	1 Class A MIN 1 Class C MIN

*Averaged front setback

** Additional setback required due to length and width of building

HISTORY & PLANNING BACKGROUND

907 S Main Street first appears in city directories in 1898 as the home of Frank Berg, a grocer downtown, and his wife Jennie. It had a full-width front porch and an attached 1 car garage on a 1925 Sanborn Map.

913 S Main Street first appears in city directories in 1905 but was probably built in 1901 as the home of Jacob and Emma Wurster. Jacob was half of the Behringer and Wurster Milk Dealers located on South Main near the city limits (very likely the dairy and ice cream factory at the NE corner of East Keech and South Main, now the west half of the Buffalo Lot),

The Master Plan: Land Use Element recommends multiple-family residential uses.

SERVICE UNIT COMMENTS

Engineering – The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 4.0 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.

Urban Forestry/Transportation/Solid Waste - These three City departments coordinated to address the original site plan proposal of one curb with vehicles backing out onto S. Main Street. The site layout was revised to include two curb cuts allowing for delivery vehicles and visitors to enter and exit the site without backing onto S. Main Street. This revised layout provides the necessary room for waste and recycling carts to be placed along S. Main Street and picked-up without impacting traffic site lines. A 19.5-inch landmark Silver Maple tree needs removal for this layout to function and alternatives analysis were submitted and are attached as part of the site plan set.

Urban Forester - Due to the narrow ROW and abundance of utilities, forestry identified this area as Do Not Plant in our inventory and supports the variance request from planting the two required street trees. A \$950 contribution to the City’s Street Tree Fund is required as part of mitigation for the removed landmark tree.

Planning - The proposed structure meets the minimum required averaged front setback and increased side and rear setbacks due to the width and length of the proposed building in the R4C zoning district. The site also meets the northern and southern side setback requirements with 15-foot wide conflicting land use buffers (CLUB).

During recent conversations with the development team, they have agreed to meet the requirements of the Electric Vehicle Ordinance and the petitioner will update the site plan before this petition goes to City Council to comply. The petitioner also proposes to use the two surface spaces on site be used for Ride-Share vehicles to address neighborhood parking concerns.

Solar panels are proposed on the roof with the petitioner providing more detailed information on the electricity produced at the CPC Meeting.

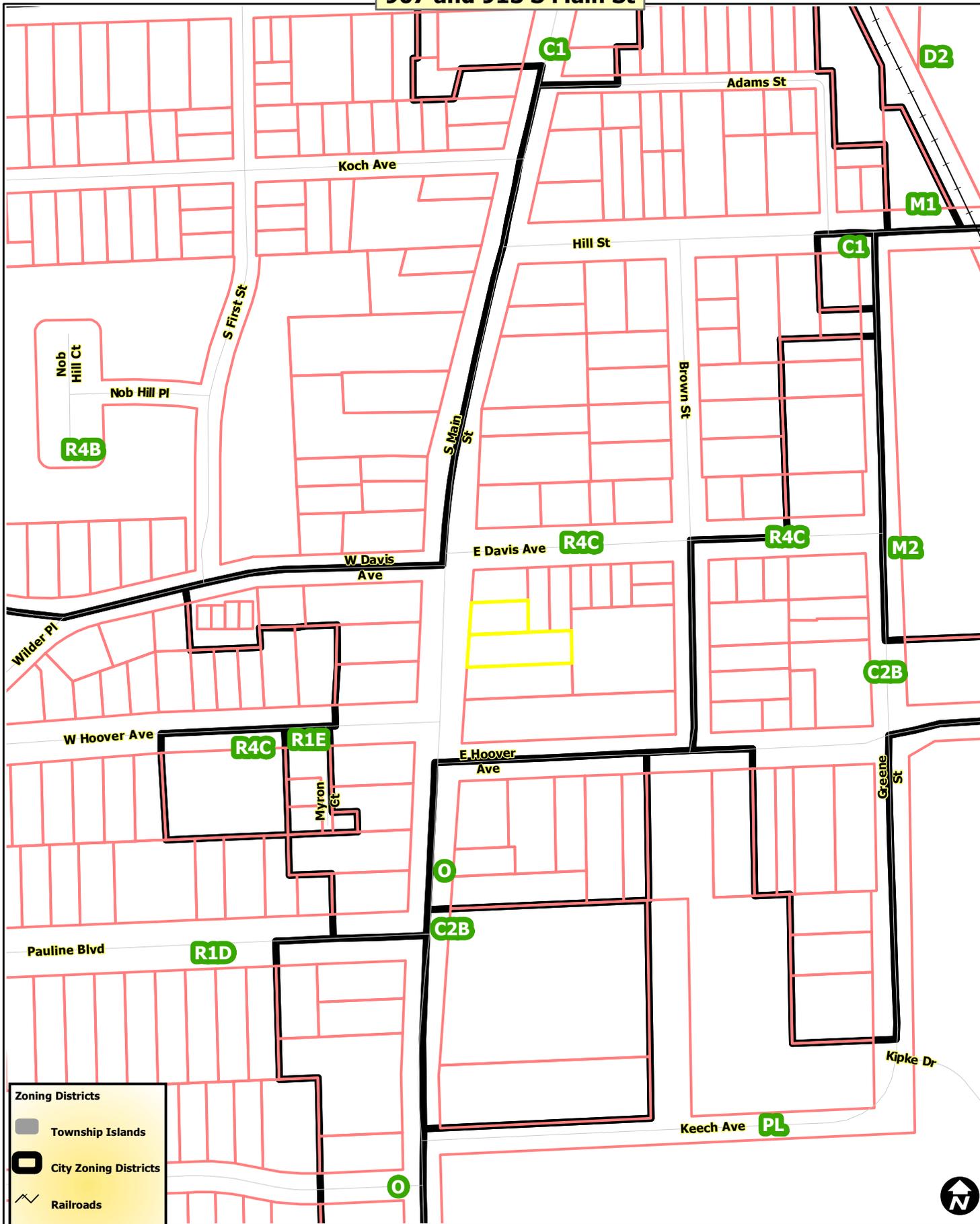
Prepared by Chris Cheng
Reviewed by Brett Lenart
11/20/20

Attachments: [Parcel and Zoning Map](#)
[Aerial Photo](#)
[Site Plan/ Landscape Plans/Utility Plans/Elevations](#)
[Public Notification](#)
[Draft DA](#)

c: Petitioner: Main + Davis LLC
393 W. Broadway, 3 FL
New York, NY 10012

Project No. SP20-006

907 and 913 S Main St



Zoning Districts

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



Map date: 1/2/2020
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907 and 913 S Main St



- Railroads
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