

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 16, 2013

**SUBJECT: Glendale Condominiums Site Plan for City Council Approval
(312 Glendale Drive)
File No. SP13-010**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Glendale Condominium Site Plan and Development Agreement.

STAFF RECOMMENDATION

Staff recommends that this petition be **postponed** to allow the petitioner to address Systems Planning and Planning review comments.

LOCATION

The site is located on west side of Glendale Drive, three parcels south of Jackson Avenue (West Area, Allen Creek Watershed).

DESCRIPTION OF PROJECT

The petitioner proposes to demolish two single-family dwellings on this 2.54 acre site and construct eight new two-family dwellings, for a total of 16 two-bedroom units and 30,168 square feet of floor area. Each unit would contain one garage parking space, and eight additional surface spaces are provided, two of which are ADA accessible.

The site is zoned R4B (Multiple-Family Dwelling District), which allows single-family, two-family and multiple-family uses. The project is proposed as a condominium development, with individual ownership of the units and shared ownership of the land and improvements. Estimated construction cost is \$2,300,000.

Natural Features – There are 23 landmark-sized trees on the site, five of which are proposed to remain. Six of the 18 that would be removed require mitigation, which translates to eighteen 3” caliper trees. The rest are in poor health and did not score high enough on the landmark tree survey to warrant mitigation. There are also two areas of steep slopes on the northern part of the site. These natural features are addressed in the Land Development Regulations under *Attachment A – Guidelines for the Protection and Mitigation of Natural Features*.

Vehicular Circulation and Traffic – The site will be accessed from a new curb cut on Glendale Drive, slightly north of the existing curb cut; the existing curb cut will be removed. The units will be accessed either directly or from spurs off a north-south

driveway segment that parallels Glendale Drive and connects the north and south part of the site.

A traffic impact study was not required for this proposal, since the projected peak hour traffic of 8.32 trips is significantly less than the 50 trips/peak hour threshold for such a study.

Pedestrian Circulation – A public sidewalk will be constructed along Glendale Drive and connect to existing sidewalks to the north and south. On roughly the northern half of the site, the sidewalk will be located on the 312 Glendale property within an easement that will be conveyed to the City. This will place the sidewalk above the steep slopes on this part of the site.

On the southern half of the Glendale frontage, the sidewalk will be in the city right-of-way. There are no interior sidewalks in the development. The architect cited space constraints as a reason. There is one pedestrian connection from the proposed private drive on the north end of the site that cuts through a retaining wall and down to the proposed public sidewalk on Glendale.

Storm Water Facilities – The development will have an underground detention basin for storm water with capacity to handle the anticipated run-off from a 1% (100-year) storm. The basin will be located between Buildings 3 and 5. Drainage from all impervious areas on the site will be directed to the storm water management system.

Landscaping – Conflicting land use buffers are provided on the north, west, and south. Right-of-way screening is located in three areas along Glendale, and there is 1,273 square feet of vehicular use screening. A total of 105 trees will be added to the site.

Development Agreement – A development agreement will be drafted to address footing drain disconnects, public infrastructure improvements, a park contribution of \$9,920 (which the applicant has agreed to pay) and utility easements once site plan issues are resolved.

Citizen Participation – The petitioners held citizen participation meetings on January 15, 2013 at Cobblestone Farm and on February 12, 2013 at Eberwhite Elementary. Questions were raised at both meetings concerning the design of the project, neighborhood flooding and storm water management, site grading, preservation of the existing trees, traffic, parking, imperviousness, viewsheds, density, and pedestrian access across the site. The petitioners Citizen Participation Reports for both meetings are attached.

SITE HISTORY

The property was annexed into the city in 1987, and remained unzoned until 1994. At that time a site plan was approved for a 69,363 square foot, 64-unit addition to the Hillside Terrace “convalescent home” along with the current R4B zoning. The site plan expired in 1999.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Old Orchard Condominiums	R2A (Two-Family Dwelling District)
EAST	Single-Family Residential	R1D (Single-Family Dwelling District)
SOUTH	Single-Family Residential	R1B (Single-Family Dwelling District)
WEST	Hillside Terrace Retirement Community	R4B (Multiple-Family Dwelling District)

ZONING COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED BY CURRENT ZONING
Zoning	R4B (Multiple Family Dwelling District)	R4B (Multiple Family Dwelling District)	R4B (Multiple Family Dwelling District)
Gross Lot Area	115,011 sq ft (2.64 Acres)	115,011 sq ft (2.64 Acres)	14,000 sq ft MIN
Dwelling Units	2	16	39 MAX
Lot Area per Unit	57,505 sq ft	7,188 sq ft	2,900 sq ft MIN
Minimum Usable Open Space in % of Lot Area	97.8%	74%	55% MIN
Minimum Active Open Space	NA	4800 SF	4,800 sq ft MIN (300 sq ft per Dwelling Unit MIN)
Maximum Building Height	18 ft	17.5 ft	35 ft MAX
Setback – Front	64 ft 7 in	18 ft 10 in	15 ft MIN 40 ft MAX
Setback – Side	90 ft	55 ft / 37 ft 3 in	13 ft 10 in MIN
Setback – Rear	8 ft 2 in	31 ft 7 in	31 ft 7 in MIN
Parking – Automobiles	2	24	24 MIN
Parking – Bicycles	Not applicable	16 class A (one per garage)	2 Class A and 2 Class C MIN

PLANNING BACKGROUND

The *Master Plan: Land Use Element* recommends multiple-family residential use for the site. Some of the applicable goals and objectives from the *Land Use Element* include:

Goal A: To ensure that development projects are designed and constructed in a way that preserves or enhances the integrity of natural systems.

Objective 1: Encourage developers to use innovative design techniques to help protect or enhance natural systems.

Action Statement: Support design techniques, such as clustered developments and storm water best management practices, which would minimize impacts to natural systems on and off a site.

Action Statement: Ensure that new development is consistent with the goals outlined in Chapter 4 (Natural Systems).

Goal B: To promote land use designs that reduce reliance on the automobile.

Objective 2: Improve the safety, accessibility and desirability of walking, biking or using mass transit.

Action Statement: Ensure that residential, commercial, employment and activity centers provide pedestrian and bicycle amenities, such as interior and public sidewalks, bus stops (where feasible), awnings and linkages to adjacent sites.

Objective 3: Improve transportation integration between neighborhoods.

Action Statement: Ensure barrier-free and non-motorized linkages, where possible, between neighborhoods.

Goal C: To provide a full range of housing choices (size, price, design, accessibility, etc) that meets the existing and anticipated needs of all City residents.

Goal D: To support the continued viability, health and safety of City residential neighborhoods.

Objective 1: Encourage new development and redevelopment within established residential areas to complement the design elements of the neighborhood, including size and height.

STAFF COMMENTS

Systems Planning, Natural Resources – The alternatives analysis provided as justification for selection of the current layout is insufficient. Consider building orientation, grading options that will achieve the storm water management requirements and also protect the landmark trees that are located outside of the building footprint. If the alternative is not feasible, provide a detailed explanation on why it is not.

Systems Planning, Engineering – Utility and sidewalk easement issues still need to be addressed. City modeling of impacts to the downstream trunkline sanitary sewer system show capacity constraints during wet weather events. Footing drains from four homes are required to be disconnected in a targeted area in the vicinity of the development. This will offset the flow from the proposed development plus an additional 20%.

Environmental – The site is located 300 feet east of the former location of the Barnard Plating Company building at 1943 Jackson Avenue. Hillside Terrace lies between the two parcels. Barnard ceased operations in 1981, and a 1989 environmental site assessment report identified heavy metal soil contamination on that site. There is no identified path of travel for environmental contaminants from 1943 Jackson to 312 Glendale, such as a creek or visible soil erosion. The soil at 312 Glendale may also contain pesticides used on the orchard. It is the property owner's responsibility to follow MDEQ rules and test soils that are being removed from the site for contaminants so that they may be disposed of properly. The City does not regulate soil contamination testing, remediation, or removal.

Planning – There are several one-foot wide parcel strips along the Glendale right of way that will be combined with the larger site and eliminated, but how the ends of the strips that extend past the north and south boundaries of the site will be handled has not been addressed by the petitioner. Staff recommends transferring those sections to the abutting property owners.

On the south end of the site, staff requested that the drive connect to the Hillside Terrace driveway, which is a couple of feet over the west property line. This would improve vehicular circulation and provide a secondary access point for both Hillside Terrace and 312 Glendale residents and guests. Staff also requested a pedestrian connection between the two parcels, since the neighborhood currently uses the existing driveway to the two single-family houses on the south end of the site to get to Hillside Terrace. Pedestrians then cross that parcel to get to the stub end of Charlton, from which they can access West Stadium Boulevard and Jackson Avenue on public sidewalks. Both petitioner declined to provide the requested connections, with liability cited as the reason.

Washtenaw County Water Resources Commissioner – Plan revisions are required before preliminary approval may be granted.

Glendale Condominiums Site Plan

July 12, 2013

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Attachments: 1/15/13 Citizen Participation Meeting Report
2/12/13 Citizen Participation Meeting Report
Location Map
Zoning and Parcel Map
Aerial Photo
Sheet C1.00: Boundary/Topographic Tree Survey dated 7/11/13
Sheet SP1.00: Site Plan dated 7/12/13
Sheet L2: Landscape Plan dated 7/11/13
Sheet A5.00: Exterior Elevations, Unit A dated 7/12/13
Sheet A5.01: Exterior Elevations, Unit A dated 7/12/13
Sheet A5.02: Exterior Elevations, Unit B dated 7/12/13
Sheet A5.03: Exterior Elevations, Unit B dated 7/12/13

c: Owner: Jeffrey Starman
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Petitioner: Glendale Orchard, LLC
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Petitioner's Agent: Bowers + Associates, Inc.
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City Attorney
Systems Planning