

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 20, 2014

**SUBJECT: The Mark Condominiums Site Plan for City Council Approval
(318 West Liberty Street)
File No. SP14-016**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Mark Condominiums Site Plan.

STAFF RECOMMENDATION

Staff recommends that the site plan be **postponed** until issues related to the need for additional public water capacity are addressed.

LOCATION

The site is on the north side of West Liberty, west of South First Street and east of Second Street. The site is in the Downtown Development Authority District, the Old West Side Historic District and the Allen Creek sub-watershed.

DESCRIPTION OF PROJECT

The petitioner is proposing to demolish an existing car wash building and construct a new 11,910 square foot multiple-family building on this 11,149 square foot site. The building would contain seven new residential condominium housing units (five two-bedroom and two three-bedroom units), one of which is stacked vertically on two floors. Each unit has its own two-car tandem garage for a total of 14 parking spaces, though no parking is required. The estimated construction cost is \$2,700,000.

The west side of the site between the building and the property line will be backfilled to match the grade of the lot next door (the Peter Brehme house at 326 West Liberty). The streetwall is at the third floor, and the fourth floor is significantly smaller in area and set back from the street-facing facade. One unit's front door faces West Liberty Street via a covered porch, and the other units' front doors are along the west side elevation. The Allen Creek floodplain is located immediately east of this site, and barely touches the northeast corner of the site. No development is proposed on that corner.

One existing street tree will be removed, and two new ones will be planted. Trash and recycling carts and bicycles will be stored within the garages of each unit. First-flush stormwater will be detained under the driveway and released to the city storm sewer. A drainage swale will collect stormwater along the west property line, and the underground system throughout the site will use perforated pipe to allow infiltration.

The petitioners held a citizen participation meeting on November 6, 2013, and twelve people attended. Questions were answered regarding the location of the building,

historic district and environmental issues, and site design. A report is attached. The Historic District Commission issued a Certificate of Appropriateness for this project on March 13, 2014.

SITE HISTORY

The Liberty Car Wash was constructed in 1966 and replaced a 1 ½ story wood framed house that occupied the site until at least 1960 (per 1925 and 1971 Sanborn Maps and the 1960 Polk Directory).

ZONING COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Base Zoning	D2 (Downtown Interface)	D2 (Downtown Interface)	D2 (Downtown Interface)
Gross Lot Area	11,149 Sq Ft	11,149 Sq Ft	No minimum
Floor Area in % of Lot Area	19% (2,162 Sq Ft)	107% (11,910 Sq Ft)	200% MAX (no premiums allowed in historic districts)
Character Overlay District	First Street	First Street	First Street
Streetwall Height	1 story	3 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall		21 ft	5 ft MIN
Maximum Building Height	15 ft	49 ft (avg)/4 stories	24 ft/2 stories MIN 60 ft MAX
Massing Articulation		37 ft	66 ft MAX
Building Frontage	Front Yard	Front Yard	Front Yard
Front Setback	39 ft	33 ft	15 ft MIN No MAX
Side Setback West/East	22ft/19ft	12 ft/20 ft	No MIN
Rear Setback	28 ft	6 ft	No MIN
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	4	14 (in garages)	0
Parking – Bicycles	0	7 class A (in garages)	5 Class A MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	City Yard	PL (Public Land)
EAST	Vacant/driveway	D2 (Downtown Interface District)/First Street Character Overlay District
SOUTH	Commercial/Residential	D2 (Downtown Interface District)/First Street Character Overlay District
WEST	Office/Residential	D2 (Downtown Interface District)/First Street Character Overlay District

PLANNING BACKGROUND

The site is part of the downtown core area in the Downtown Plan. Some of the applicable land use goals and objectives for this site from the Downtown Plan include:

Goal: Encourage dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban residential neighborhood and support a sustainable transportation system.

Goal: Encourage a diversity of new downtown housing opportunities and the expansion of the downtown resident population to strengthen downtown’s role as an urban neighborhood. Continue to seek a range of age groups and income levels in the downtown.

Goal: Preserve and enhance incremental transitions in land use, density, building scale and height in the Interface areas located between downtown’s neighborhood edges and Core Areas.

Goal: Protect the livability of residentially zoned neighborhoods adjacent to downtown.

Goal: Encourage new development to reinforce historic buildings’ contribution to downtown’s identity and pedestrian orientation.

Goal: Improve the visual quality of major downtown entrance corridors.

STAFF COMMENTS

Systems Planning, Engineering – Two footing drain disconnects are required, and must be performed upstream of where the development flows connect to the High Level trunkline (intersection of West Liberty Street and First Street; MH ID 71-70464). Also, the existing 6” water main in West Liberty Street is inadequate to serve the project and will be required to be upsized.

Downtown Development Authority – The DDA requests the petitioner take care to minimize impact from debris and dust during demolition and construction, including the

use of appropriate screening on the east side of the project site directly adjacent to the 415 West Washington parking lot.

Prepared by Jill Thacher
Reviewed by Wendy Rampson
mg
05/14/14

Attachments: Citizen Participation Report dated 11-06-13
Location Map
Zoning and Parcel Map
Aerial Photo
Sheet SP-02 Existing Conditions dated 11-25-13
Sheet SP-03 Layout Plan dated 4-28-14
Sheet A2.1 South Elevation dated 04-28-14
Sheet A2.2 East Elevation dated 04-28-14
Sheet A2.3 North Elevation dated 04-28-14
Sheet A2.4 West Elevation dated 04-28-14

c: Owner: Liberty Car Wash, LLC
1335 Kelley Green
Ann Arbor, MI 48103

Petitioner: Alex de Perry
Ann Arbor Builders, Inc.
202 E Madison St
Ann Arbor, MI 48104

Petitioner's Agent: Kathy Keineth
Perimeter Engineering, LLC
11245 Boyce Road
Chelsea, MI 48118

City Attorney
Systems Planning
Project No. SP14-016

318 WEST LIBERTY
CITIZEN PARTICIPATION MEETING MINUTES
ANN ARBOR DISTRICT LIBRARY - NOVEMBER 6, 2013

The meeting was called to order at 6:35 pm by Brad Moore, project architect. In attendance were the project's developer, Alex de Parry, 10 people who signed in per the attached sign-in-sheet, and 2 people who did not sign in.

Mr. Moore began by describing the site and surrounding properties. He presented elevations and perspective drawings of the 8-unit building and demonstrated that it is organized in the classical design called for in the downtown design guidelines. He showed that each unit will have outdoor space, including at least one balcony per unit. He described the exterior materials and showed samples of the brick and the cut stone that is to be on the foundation.

Four people arrived late and Mr. Moore repeated the presentation for their benefit. He then opened the meeting to questions.

Mike Anglin wanted to know if there were plans for a second citizen participation meeting since this meeting fell the day after elections. Mr. Moore said there were no plans to hold another meeting and noted that a citizen participation meeting was not required.

Other questions were:

How much property is between the building and the property line on the north side? Mr. Moore answered that it ranges from 10 to 17 feet.

Are the front stairs set back from the sidewalk? Mr. Moore answered yes.

Will there be a retaining wall on the east side? Mr. Moore said the existing natural slope on the city-owned property will remain and that the development team is working with engineers to address any retaining walls that may be needed.

Was consideration given to the building next door? Mr. Moore answered yes and another audience participant added that the Secretary of the Interior says that new buildings in historic districts should be in a style that is "of its time" rather than mirroring old buildings.

Are there any environmental issues from the existing car wash? Mr. Moore said no, adding that a full environmental study was done and that the site is clean.

How much farther east is 1st Street from the driveway? No one had an exact measurement, but it was noted that 1st Street is quite a bit away.

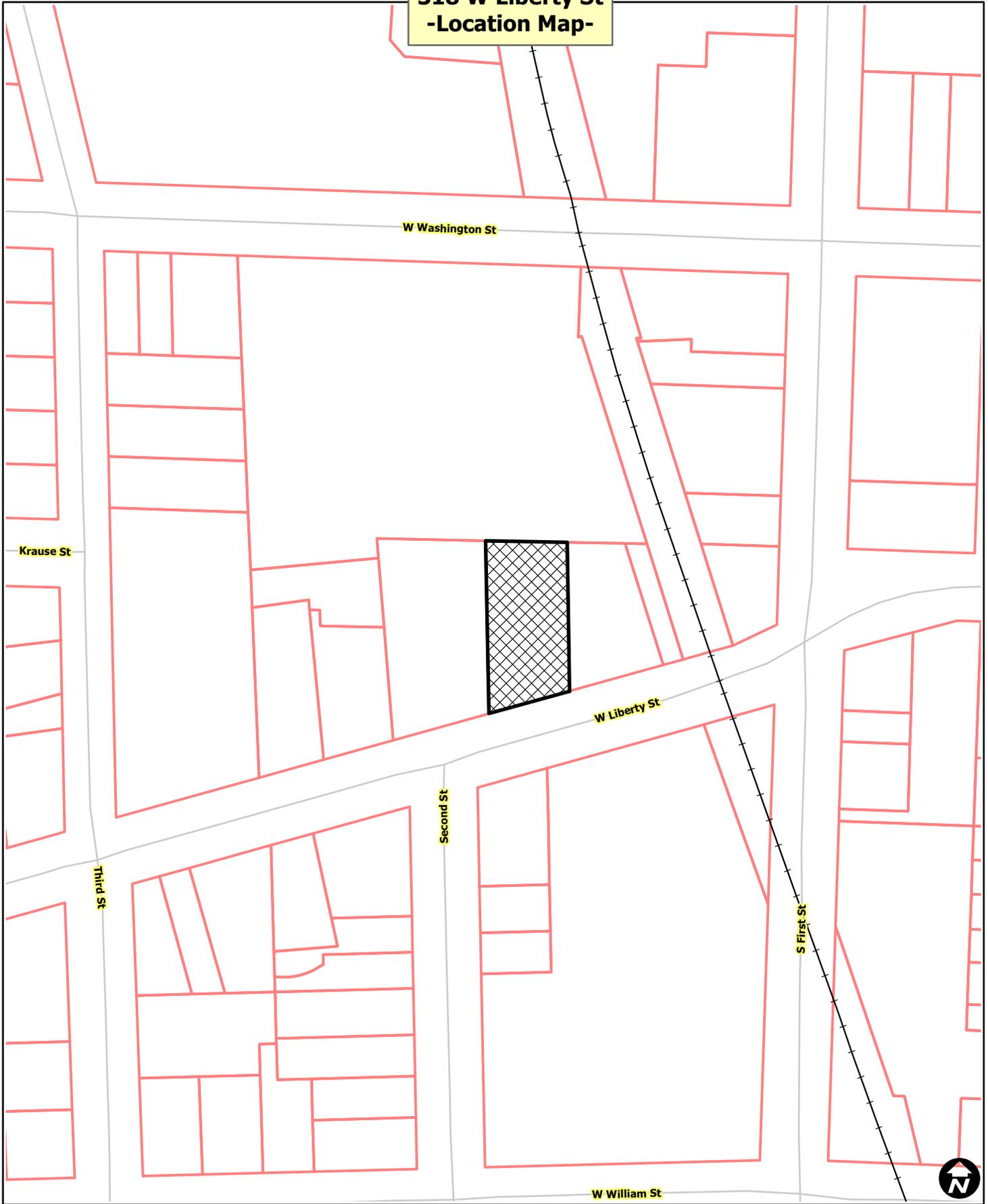
It was suggested that the property be well lighted. Mr. Moore said the development team is addressing lighting and that it will be well lighted.

There being no further questions, Mr. Moore explained that the next step is to present the project to the Historic District Commission and then adjourned the meeting at 7:35 p.m.

LIBERTY LANDINGS
 Sign-In Sheet
 Wednesday November 6, 2013

Name	Address	Email Address
KEN DILLEN	403 WEST LIBERTY	KENDILLEN@COMCAST.NET
RAMESH CANARA	MATERIALS TESTING CONSULTANTS 4721 RUNWAY BLVD	rjcanara@mtesc.com
Barbara Murphy	507 Jade St	murphyb@univich.edu
ALICE RAUPH	1601 E. STADIUM BLVD	a.rauph@comcast.net
CHARLES DEAR	1335 KERRY GREEN	
M. Mc Anglin	579 51st	manglin07@gmail
Marsha Chambers	315 Seawalk	Marsha.Chambers@univich.com
John Chambers		John.Chambers@univich.com
RAY DETTER	120 N DIVISION	R.DETTER@UNIVICH.EDU

318 W Liberty St -Location Map-



 Railroads
 Parcels



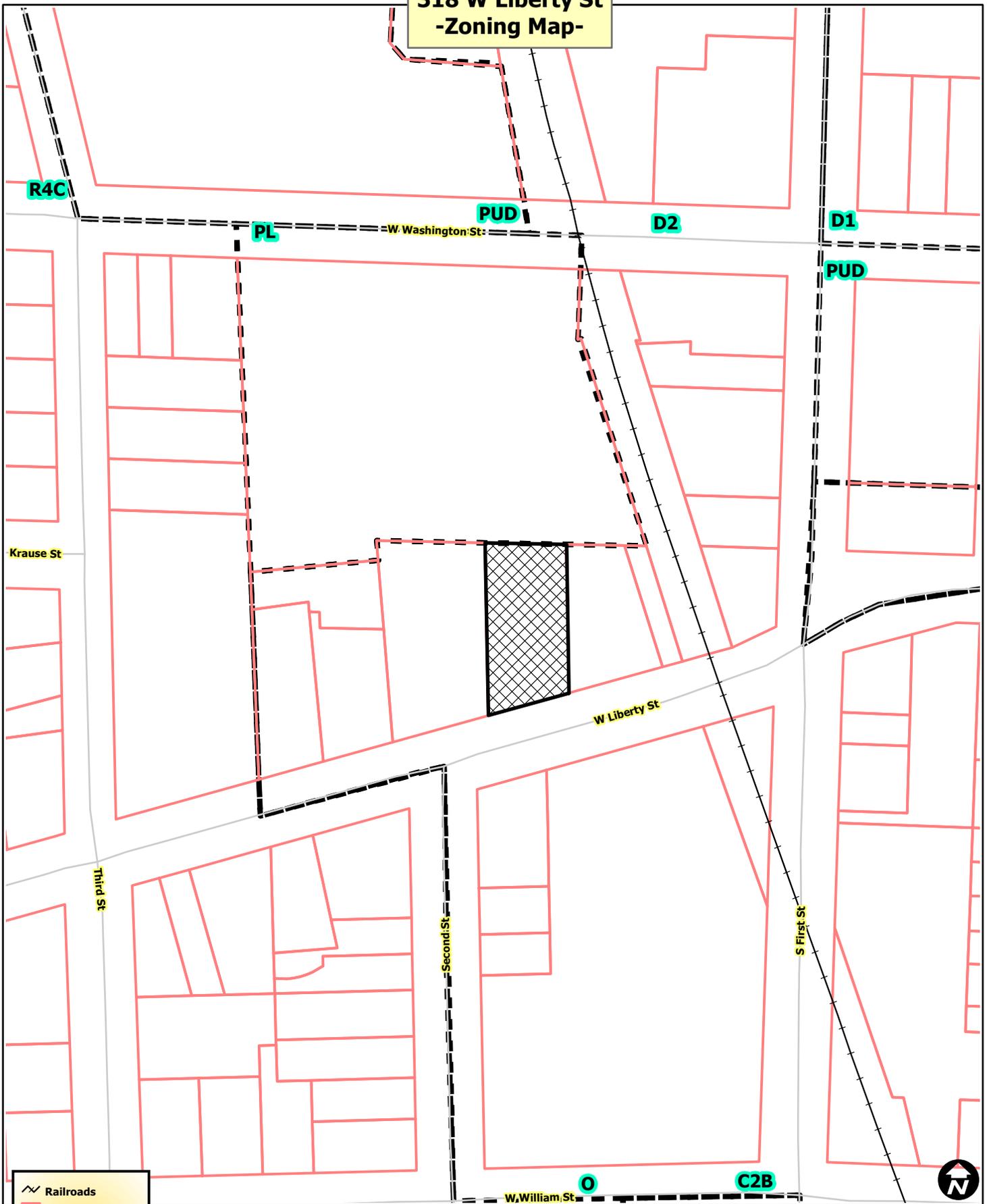
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Map Created: 10/18/2013

318 W Liberty St -Zoning Map-



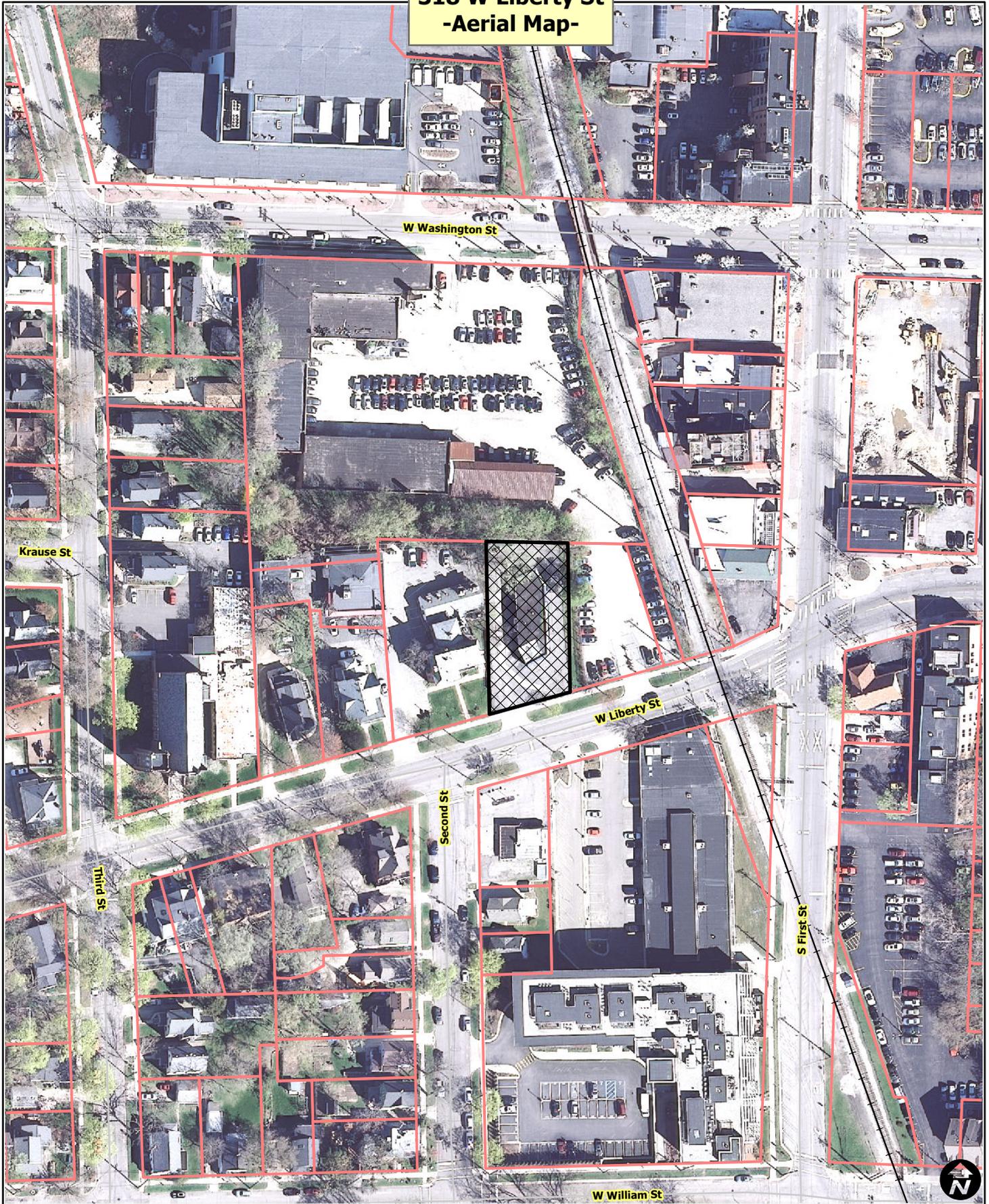
Legend

- Railroads
- Parcels
- Zoning**
- Township Islands
- Zoning Districts



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318 W Liberty St -Aerial Map-



 Railroads
 Parcels



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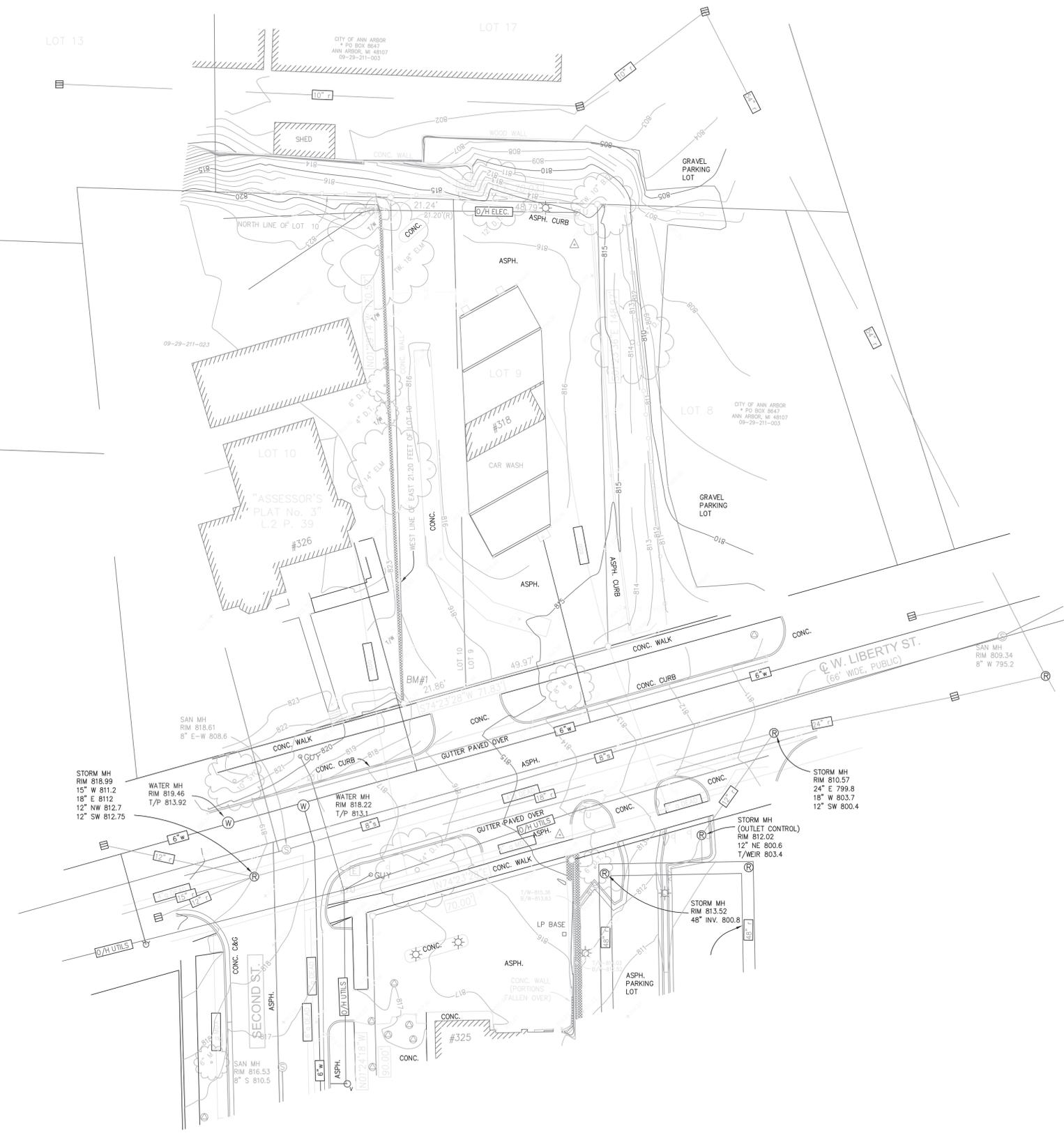
**318 W Liberty St
-Aerial Map-**



 Railroads
 Parcels



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Map Created: 10/18/2013



TREE LEGEND:

AP	APPLE
AS	ASPEN
B	BIRCH
BB	BURNING BUSH
BE	BOX ELDER
BC	BIRCH
CA	CRAB APPLE
CAT	CATALPA
CH	CHERRY
CS	CONIFEROUS SHRUB
CW	COTTONWOOD
DS	DECIDUOUS SHRUB
DT	DECIDUOUS TREE
HICK	HICKORY
L	LOCUST
M	MAPLE
P	PINE
SAS	SASSAFRAS
SP	SPRUCE
SYC	SYCAMORE
W	WILLOW
WAL	WALNUT

BENCHMARKS: (NAVD88)

BM#1
TOP OF MAG NAIL IN S. END OF CONC. WALL AT SW CORNER OF CAR WASH PARCEL
ELEVATION = 819.05

BM#2
TOP OF MONITORING WELL COVER ON E. SIDE OF SECOND ST. IN FRONT OF HOUSE #307
ELEVATION = 813.66

LEGAL DESCRIPTION:

#318 W. LIBERTY
Lot 9, Block 2 of "Assessor's Plat No. 3" in the City of Ann Arbor, Michigan according to the plat thereof as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records and all that portion of Lot 10, Block 2 of said "Assessor's Plat 3" described as follows: Beginning at the Northwest corner of said Lot 9; thence Westerly along the North line of said Lot 10, 21.20 feet; thence Southerly parallel with the West line of Lot 9 to the South line of said Lot 10, 21.20 feet; thence Easterly to the Southwest corner of said Lot 9; thence Northerly along the Westerly line of Lot 9 to the POINT OF BEGINNING.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

Arbor Land Consultants, Inc.
Professional Land Surveyors
2935 Madison Ct.
Ann Arbor, MI 48103
Tel 1-734-669-2960
Fax 1-734-669-2961

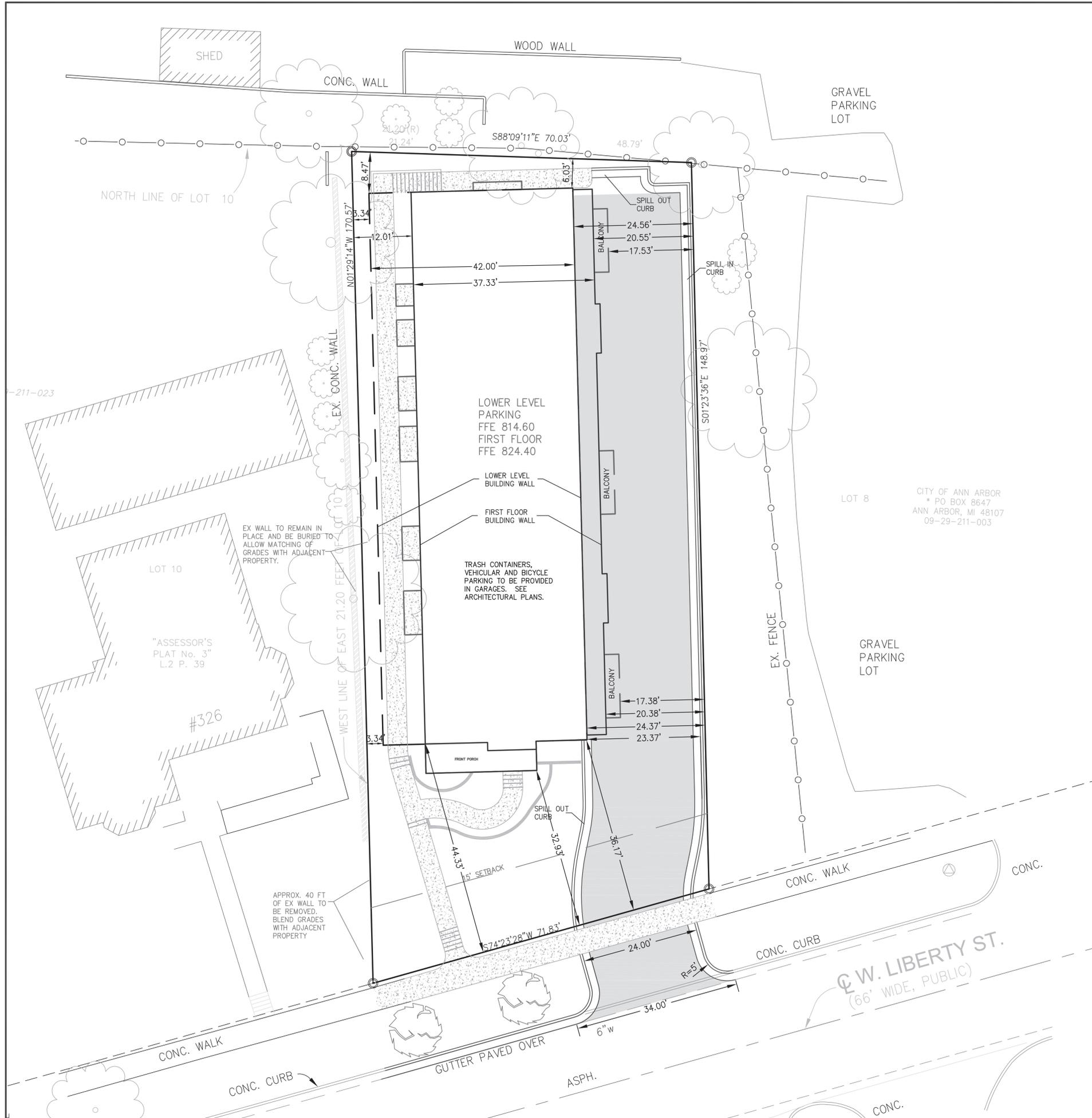
CLIENT: ANN ARBOR BUILDERS
TOPOGRAPHIC SURVEY
#318 / #325 W. LIBERTY ST.
IN THE SW 1/4 OF SECTION 29
T2S, R6E, CITY OF ANN ARBOR,
WASHTENAW COUNTY, MICHIGAN

○	ELECTRIC LINE
—	GAS MAIN
—	WATER MAIN
—	STORM LINE
—	SANITARY LINE
—	CABLE TV LINE
—	PHONE LINE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	BARBED WIRE FENCE

○	WATER MANHOLE
○	FIRE HYDRANT
○	GATE VALVE
○	BEEHIVE CATCH BASIN
○	CURB CATCH BASIN
○	STORM MANHOLE
○	CULVERT / END SECTION
○	SANITARY MANHOLE
○	LIGHT POLE
○	UTILITY POLE
○	TELEPHONE RISER
○	GAS MAIN RISER

○	SECTION CORNER
○	FOUND IRON PIPE
○	FOUND IRON ROD
○	SET IRON PIPE
○	SET MAG NAIL
○	FOUND MAG NAIL
○	CONTROL POINT
○	MEASURED DIMENSION
○	RECORDED DIMENSION
○	SURFACE FLOW
○	MONITORING WELL





LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> ○ SECTION CORNER ○ FIP FOUND IRON PIPE ○ FIR FOUND IRON ROD ○ SIP SET IRON PIPE ○ SMN SET MAG NAIL ○ FMN FOUND MAG NAIL (M) CONTROL POINT (R) MEASURED DIMENSION → RECORDED DIMENSION → SURFACE FLOW □ ENTRANCE DOOR | <ul style="list-style-type: none"> ⊙ WATER MANHOLE ⊙ FIRE HYDRANT ⊙ GATE VALVE ⊙ BEEHIVE CATCH BASIN ⊙ CURB CATCH BASIN ⊙ STORM MANHOLE ⊙ CULVERT / END SECTION ⊙ SANITARY MANHOLE ⊙ LIGHT POLE ⊙ UTILITY POLE ⊙ TELEPHONE RISER ⊙ GAS MAIN RISER |
| <ul style="list-style-type: none"> — GAS MAIN — WATER MAIN — STORM LINE — SANITARY LINE — CABLE TV LINE — PHONE LINE — CHAIN LINK FENCE — WOOD FENCE — BARBED WIRE FENCE ▨ PROP CONC WALK ■ PROP PAVEMENT — PROP WATER MAIN — PROP STORM LINE — PROP SANITARY LINE ● PROP MANHOLE | |

NOTES:

- PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, 'ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME.' PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
- BICYCLE PARKING WILL BE PROVIDED IN THE ENCLOSED PARKING AREA AS SHOWN ON THE FLOOR PLANS.

PERIMETER ENGINEERING LLC
11245 BOYCE ROAD
CHELSEA, MI 48118
734-216-9941

PERIMETER

Notice: The safety is the sole responsibility of the CONTRACTOR. Neither the owner nor the engineer shall be held responsible for any liability for safety of the work of persons engaged in the work, or any nearby structures, or of any other persons.

SECTION 29
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY

CLIENT: ANN ARBOR BUILDERS INC
SITE PLAN
LAYOUT PLAN

DATE: 4-28-14
3-28-14
SCALE: 1"=10'
DR. K.K. CH. K.K.
P.M.
BOOK
SHEET NO.
SHEET NO.
SP-03



HDC 02/21/14
 SPA 03/28/14
 SPA 04/28/14
 JBM/Project No. 213250
 ©2014
A2.1
 SOUTH ELEVATION

The Mark
 318 West Liberty
 Ann Arbor, MI
 0 5 10


J BRADLEY MOORE & ASSOCIATES
 4844 Jackson Road #150 • Ann Arbor, MI 48103 • (734) 930-1500



HDC 02.21.14
 SPA 03.26.14
 SPA 04.29.14
 JBMK Project No.
 213250
 ©2014
A2.2
 EAST
 ELEVATION

The Mark
 318 West Liberty
 Ann Arbor, MI
 0 5 10


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HDC 02/21/14
 SPA 03/28/14
 SPA 04/28/14
 JBM/A Project No.
 213250
 ©2014
A2.3
 NORTH
 ELEVATION

The Mark
 318 West Liberty
 Ann Arbor, MI
 0 5 10


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 & ASSOCIATES**
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44'-8"

36'-2"

8'-6"

21'-5"

Penthouse

Roof

Third

Second

First

10'-3"

11'-2"

11'-2"

11'-2"

33'-6"

JBMK Project No.
213250
 ©2014
A2.4

WEST ELEVATION

HDC	02.21.14
SPA	03.28.14
SPA	04.28.14

The Mark
 318 West Liberty
 Ann Arbor, MI
 0 5 10


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