



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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TO: Susan Bowers, Bowers + Associates, Inc

FROM: Jill Thacher, City Planner

DATE: April 17, 2013

SUBJECT: Glendale Condominiums Site Plan
SP13-010
Review of Plan Set Dated 3/13/13

Planning staff has reviewed the submitted materials of this petition for compliance with city codes, ordinances and plans. The comments below note compliance, identify where the proposed development is deficient in some way, and suggests ways in which staff believes the proposal may be improved. Responses and revised plans addressing these comments should be provided for further review. Please note this memo provides comments from Planning staff and focuses on zoning (use, area, height, placement), off-street parking, general site layout, and future land use items. Other service units are reviewing the submitted materials for additional development-related items. Your responses and revised plans must correct or address comments provided from all service units.

- 1) Please provide a letter signed by property owner Jeffrey Starman that authorizes Glendale Orchard, LLC to apply for the Glendale Condominiums Site Plan, and describes his relationship to Glendale Orchard, LLC, if any.
- 2) The project has been submitted to the Washtenaw County Water Resources Commission for review.
- 3) For this project, the City is extending jurisdiction to the office of the Washtenaw County Water Resources Commissioner for this project. Please submit plans and submittal fees directly to their office at 705 Zeeb Road.

Sheet T1.00

- 4) The name of the project on the title sheet (Glendale Orchard Condominiums) does not match that of the title bar (Glendale Condominiums). Please remove the word "Orchard" (preferably) from the title sheet, or add it to all the other sheets in the title bar. Please also add the words "Site Plan" to the name of the project, and indicate somewhere on the title sheet that it is a site plan for City Council approval.

- 5) Please clarify on the title sheet that Jeffrey Starman is the owner, Glendale Orchard, LLC is the Petitioner, and Bowers + Associates, Inc. is the Petitioner's Agent.

Sheet SP.100

- 6) There are two Community Analysis paragraphs, please remove one. The first one looks more complete.
- 7) Please show the two soil types on the site plan, in addition to within the text.
- 8) There are three one-foot wide strips of land along the east boundary of the site that are owned by Jeffrey Starman. Please identify these on the existing conditions drawing and explain how they will be treated as part of the site plan. The parcels are 09-09-30-204-007, -008, and -009. Per the City Assessor's office, the strips are platted lots, and if the ownership is the same the master deed would combine them as part of the condo. Otherwise, they should be combined prior to the transfer of the property to a new owner.
- 9) The east/west aisles between parking areas and driveways should be 22' by code instead of 20'. The 18' north/south aisle is appropriate since it is not connected to any parking spaces.
- 10) No bicycle parking is required. If each garage is large enough to fit a bicycle and a car, you may note that 16 class A bicycle parking spaces are being provided.
- 11) Please provide a vehicular and pedestrian link by continuing the southern east/west aisle through to the Hillside Terrace driveway immediately to the west. This will provide a secondary path of egress to both developments and allow pedestrian access to the western portion of Charlton without having to walk all the way up to Jackson and then back down. Glenwood neighborhood residents have used the existing driveway and paved sidewalk connection to access the western portion of Charlton for years, and would appreciate being able to continue this practice.
- 12) Please consider providing stairs through the retaining wall to access the sidewalk near buildings one and three for improved pedestrian circulation.
- 13) Is the dumpster shown the only waste disposal location for all sixteen units, or will rolling carts be supplied to each units? If not, please consider providing an additional dumpster near buildings two and four for residents in the northern units.

- 14) The comparison chart of existing, required, and proposed conditions is missing. Please reformat the site/building/parking data text into a chart which includes zoning, lot area, # of dwellings units, open space and active open space, setbacks, building height, parking, and bicycle parking.

Please submit *nine* complete sets of revised plans and a cover letter with each folded set of plans that describes the revisions you made in response to each staff review comment (organized by reviewer). Once revised plans are submitted, I will let you know the date of the next possible Planning Commission agenda that the project could be included on. If you have any questions, please don't hesitate to contact me.