



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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TO: Susan Bowers, Bowers + Associates

FROM: Jill Thacher, City Planner

DATE: April 30, 2014

SUBJECT: Glendale Condominiums Site Plan
SP13-010
Review of Plans Dated 3/20/14

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.

Sheet SP1.00

- 1) Clarify in the Development Program that the project is for 12 units in six two-family buildings. Also add that the two existing houses on the site will be demolished.
- 2) Please add the number of landmark trees on the site under Natural Features.
- 3) Correct the note at the lower right to say property line instead of lien, and administrative land transfer instead of amendment.
- 4) Correct either the 8' x 10' label or the decks/patios as drawn to reflect what will be built. Decks and patios shown are approximately 6' x 15'. It shouldn't be an issue, but keep in mind that patios are allowed in the required front open space; decks are not.
- 5) Please show interior sidewalk curb ramps at all sidewalk/driveway intersections where pedestrians must cross a vehicular path of travel.

Sheet L1 and L2

- 6) The two ADA parking spaces are shown on the east side of the access drive on these sheets, and on the west side on the other sheets.
- 7) On the Comparison Chart, please correct the additional side and rear setback requirement numbers. The side setback, based on building 6, should be 12' + (1.5" x

(93'5" – 50')). For the rear setback based on buildings 2, 4, and 5, the setback should be 30' + (1.5" x (93'8" – 50ft)).

- 8) No bicycle parking is required for duplex homes. Please changed the required column of the comparison chart to "none" for bicycle parking. You may leave the garage parking spaces provided in their appropriate column.

Miscellaneous

- 9) Please include basement and second-floor floor plans.