



## City of Ann Arbor

### PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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TO: Susan Bowers

FROM: Jill Thacher, City Planner

DATE: May 22, 2014

SUBJECT: Glendale Condominiums Site Plan  
SP13-010  
Review #5 (Plans Dated: 05/06/14)

Planning staff has reviewed the submitted materials for this petition for compliance with city codes, ordinances and plans. 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. **\*Repeat Comment\*** Please add the number of landmark trees on the site under Natural Features. That number is 23.
2. **\*Repeat Comment\*** 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')). *This equals 17'5"*. For the rear setback based on building 2, 4, and 5, the setback should be 30' + (1.5" x (93'8" - 50')). *This equals 35'6"*.

Also, be sure these setbacks are shown on the site plan drawing and on any other sheet that includes the setback lines, if there are any.

3. **\*Repeat Comment\*** No bicycle parking is required for duplex homes. *Parking calculations are determined by use, not by zoning.* Please change the required column of the comparison chart to "none" for bicycle parking.
4. **\*Repeat Comment\*** Please include basement and second-floor floor plans. *Sheet A1.00 was not included in this or the last plan set.*