City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647

p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

TO: Susan Bowers, Bowers + Associates, Inc

FROM: Jill Thacher, City Planner

DATE: June 4, 2013

SUBJECT: Glendale Condominiums Site Plan
SP13-010
Review of Plan Set Dated 05/13/2013

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 SP 1.00

1) There are three one-foot wide strips of land along the east boundary of the site that are owned by Jeffrey Starman. Explain how the ends of the strips that extend past the north and south boundaries of the site will be handled. Staff recommends transferring those sections to the two abutting property owners.

2) Indicate on the site plan the size and number of recycling containers.

3) Comparison chart: please show the side and rear setback calculation equations in the table, in addition to the resulting setback measurement. The “required” number under Gross Lot Area 14,000 SF, not 21,760. The minimum lot size line further down should be removed from the chart. The required minimum active open space are should be 300SF x 16 units = 4,800 SF. The proposed rear setback number is 31’7” (found on building 2).

Sheet A1.00

4) Please add UNIT A to the Sheet + Title Floor Plans box.

Sheet A1.02

5) Is the Alternate Unit A Floor Plan smaller in terms of footprint? overall floor area?

Sheets A5.00, A5.01

6) Please add UNIT A to the Sheet + Title Floor Plans box.

Sheets A5.02, A5.03

7) Please change the Sheet + Title Floor Plans box to say UNIT B.

Sheet A5.04 & A5.05

8) Move this sheet to fall after the other Unit A elevations. If only the rear elevation is different on sheets A5.04 and A5.05, get rid of the drawings of the front and sides and include the rear drawing after the other unit A elevations. Please label it Alternate Rear Elevation Unit A.

The following items have been acknowledged by the petitioner and/or require no further action at this time:

- 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.

- For this project, the City is extending jurisdiction to the off ice of the Washtenaw County Water Resources Commissioner for this project. Please submit plans and submittal fees directly to their office at 705 Zeeb Road. *Submitted.*

- 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.

- 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.

- There are two Community Analysis paragraphs, please remove one. The first one looks more complete.

- Please show the two soil types on the site plan, in addition to within the text.

- 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.

- 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.

- Please consider providing stairs through the retaining wall to access the sidewalk near buildings one and three for improved pedestrian circulation.

- 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. *Staff continues to support this suggestion.*

- There are three one-foot wide strips of land along the east boundary of the site that are owned by Jeffrey Starman. Please show these on the existing conditions drawing. You have indicated that the strips will be combined prior to the transfer of the property to the new owner. Please incorporate them into the boundaries shown on the site plan and similar sheets.

Sheets L1, L2, SP1.00B

- Please change "Apartments" to "Condominiums" in the title block of these sheets.

Elevations

- In addition to the roof midpoint height, please show the building widths, lengths, and ridge heights for both unit types.

This plan set is scheduled for public hearing at the July 16, 2013 City Planning Commission meeting. If the Commission postpones this plan set at that meeting, please submit *five* 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). Please also submit a copy of the revised plans to the WCWRC for their review. If you have any questions, don't hesitate to contact me.