

**ANN ARBOR PLANNING DEPARTMENT STAFF REPORT**

**For Planning Commission Meeting of March 21, 2000**

**SUBJECT: Glacier Hills/The Meadows Senior Housing Revised Planned Project Site Plan (1200 Earhart Road) File No. 9243E5.5c**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Glacier Hills/The Meadows Senior Housing Revised Planned Project Site Plan and Development Agreement, subject to maintaining a minimum of 67.5 percent usable open space.

**STAFF RECOMMENDATION**

Staff recommends that the Glacier Hills/The Meadows Senior Housing Revised Planned Project Site Plan and Development Agreement be **approved** because the contemplated development would comply with all applicable state, local and federal law, ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety, or welfare. The proposed planned project modification of the Earhart Road setback is acceptable. The previous modification approved for height will remain unchanged.

**STAFF REPORT**

This petition was tabled at the February 15, 2000, meeting for the petitioner to resolve issues regarding proposed construction and grading in the recorded conservation easement, concerns of the Earhart Village Homes Association, provisions for sanitary sewer, and items for preparation of the development agreement. The site plan subsequently has been amended and includes the following changes:

Conservation Easement - Duplex locations have been revised to provide a minimum setback from the north edge of the conservation easement of 17.6 feet (117.6 ft from the south property line). A planned project modification for this dimension is no longer requested. No grading is proposed within the critical root zones of woodland trees within the conservation easement. As allowed in the recorded restrictions, berms are proposed to be constructed in the conservation easement but outside of the woodlands' critical root zones. The berms also are outside the line of an existing brushy area which parallels the south property line. Additional trees will be planted within the conservation easement on the berms, including 110 evergreens and 24 deciduous trees, all of native species. All slopes within the conservation easement and paralleling US-23 will be seeded with a meadow grass seed mixture which will not be mowed following initial establishment.

The 15-inch storm sewer carrying off-site drainage has been moved north, outside of the conservation easement. The off-site drainage and overflow from the newly created retention ponds re-enters the natural drainage system, via a controlled stone outlet filter between duplex Units D and E, and continues into the drain which parallels US-23. Grading has been revised to

GK

provide a natural overland flow through the berm area and no subsurface structures are included.

Utilities - Plans have been amended to provide for gravity flow of the system and, therefore, a lift station is not necessary. The existing main in Earhart Road will be replaced by the petitioner to serve the lower elevations.

Other Issues - Concerns were raised by staff and Planning Commission about sight distance at the existing north driveway and the crash potential with regard to the new entrance at the southwest corner. The revised plans provide additional grading for the lawn area north of the existing drive to improve sight distance (475 feet for the 35 m.p.h. speed zone). City records indicate that the Glazier/Earhart intersection has a very good safety record, with no rear end crashes in the database. Of the four crashes within the last five years of data, two crashes were where left-turning drivers were at fault. Engineering staff has found the proposed drive location to be acceptable.

A concern was raised by a neighboring resident about car headlights from the circular drive access for Duplexes J-K. The drive serving these units has been designated as one-way. Headlights from cars exiting the drive will be blocked by Duplex B unit, as well as the berm and evergreen trees.

A variance was granted by the Zoning Board of Appeals on February 23, 2000, for 22 parking spaces in the US-23 front setback. Bicycle parking requirements were reviewed and the number of spaces proposed is acceptable.

The draft development agreement addresses the left turn lane/median cut, utilities construction, cash park contribution, and conveyance of a public pedestrian access easement over the segment of sidewalk extending onto private property.

### REVISED COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R4B (Multiple-Family Dwelling District)	R4B	R4B
Side Setback	South - 495 ft	South - 117.6 ft	South - 104.5 ft MIN *
Parking - Bicycles	none provided	Class A - 26 spaces (garage) Class C - 7 spaces	Class B - 10 spaces MIN

\* Additional length required by Chapter 55, Section 5:62, because of excess building height and length.

### DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

Building - Land Development -Per Chapter 62 (Landscape and Screening), berms shall have slopes no greater than one vertical foot for each three horizontal feet, and shall provide adequate protection to prevent erosion. The berm east of Building F and the southern wall of the south detention pond have 2:1 slopes proposed. While Chapter 62 may not be directly

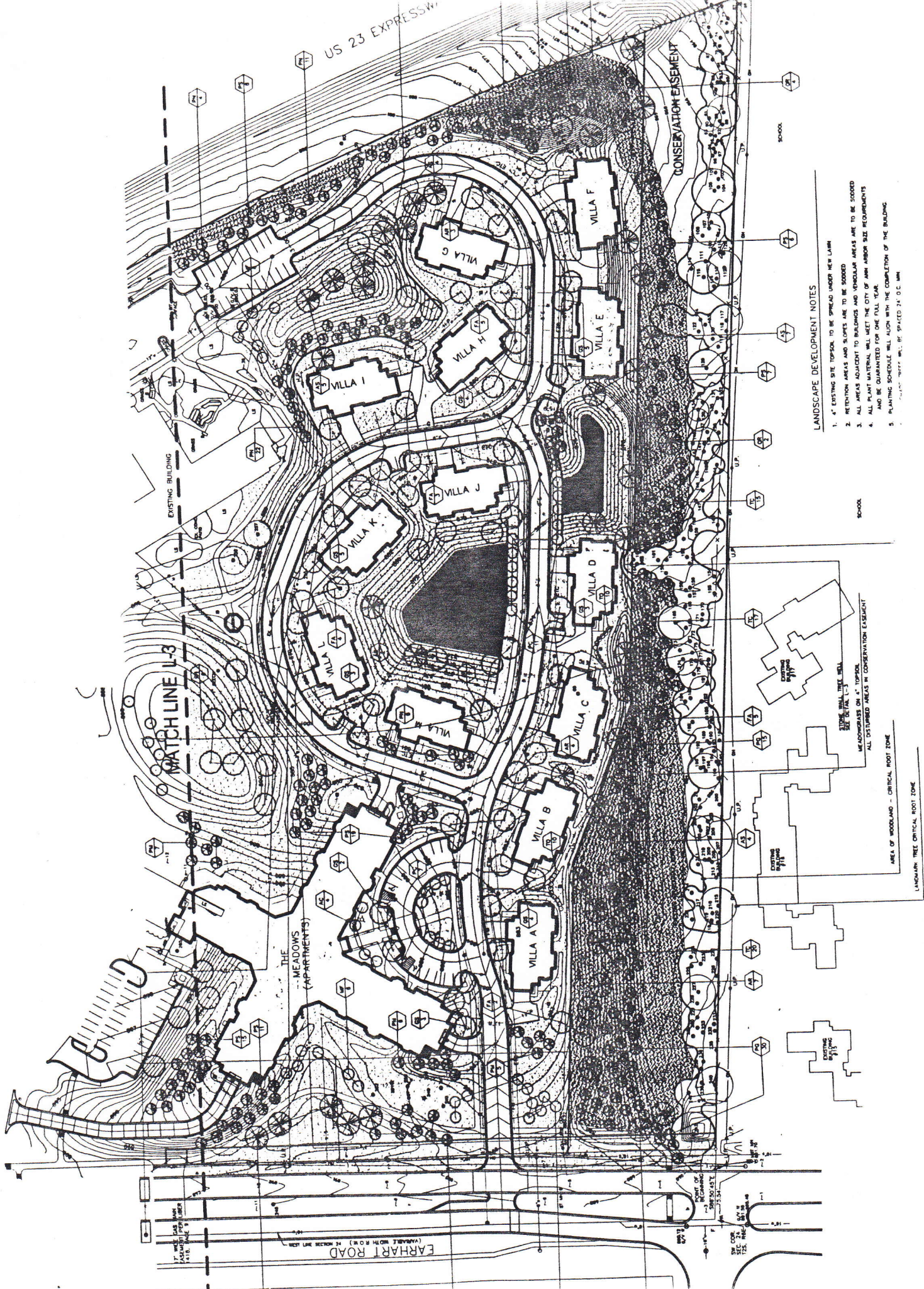
applicable to the proposed berm along the expressway, the Building Department feels that the method of screening expressways is not an issue that should be decided at staff level, since the City has not established a policy for highway screening. Changing the slopes of the berm on the site plan is not necessary at this time; however, this issue should be included in the Planning Department staff report for discussion by the Planning Commission and City Council. The petitioner has responded that the steeper two-to-one slopes have been used to provide greater screening in response to neighbors' concerns, and that meadow grasses are proposed so that mowing is not proposed or necessary.

Prepared by Donna Johnson  
Reviewed by Wendy Rampson and Karen Popek Hart  
jsj/3/16/00

KPH

Attachments: 3/16/00 Draft Development Agreement  
Revised Site Plan Detail  
2/15/00 Staff Report

US 23 EXPRESSWAY



LANDSCAPE DEVELOPMENT NOTES

1. 4" EXISTING SITE TOPSOIL TO BE SPREAD UNDER NEW LAWN
2. RETENTION AREAS AND SLOPES ARE TO BE SLOPED
3. ALL AREAS ADJACENT TO BUILDINGS AND VERTICAL AREAS ARE TO BE SLOPED
4. ALL PLANT MATERIAL WILL MEET THE CITY OF ANN ARBOR SIZE REQUIREMENTS AND BE GUARANTEED FOR ONE FULL YEAR
5. PLANTING SCHEDULE WILL ALIGN WITH THE COMPLETION OF THE BUILDING

SCHOOL

EXISTING BUILDING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING BUILDING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

AREA OF WOODLAND - CRITICAL ROOT ZONE

LANDSCAPE TREE CRITICAL ROOT ZONE

EXISTING BUILDING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING

EXISTING PLANTING