



City of Ypsilanti

Community & Economic Development Department

March 18, 2020

**Staff Review of Site Plan Review
Octapharma Plasma
813/815 W. Michigan Avenue**

GENERAL INFORMATION

Applicant:	Washtenaw Engineering Company 3526 W Liberty Road, Suite 400 Ann Arbor, MI 48103
Project:	Octapharma Plasma Expansion
Application Date:	February 11, 2020
Location:	South side of W. Michigan Avenue between Summit and Hawkins. Parcel ID# 11-11-39-131-001, 11-11-39-131-015, and 11-11-39-131-013.
Zoning:	GC – General Corridor
Action Requested:	Site Plan Approval
Staff Recommendation:	Approval with conditions

PROJECT AND SITE DESCRIPTION

The total for all three parcels is 1.13 acres; this includes 809 W Michigan Ave, 815 W Michigan Ave, and 822 Hill Street, parcels # 11-11-39-131-001, 11-11-39-131-015, and 11-11-39-131-013, respectively. These contiguous parcels include frontage on West Michigan and Hill St.

Zoned **GC- General Corridor**, which allows for commercial establishments, restaurants, offices, and other businesses that are geared toward pedestrian and automobile traffic. Medical or dental clinics, 10,000 square feet or more are permitted by right under §122-451 of the zoning code.

This site plan amendment primarily serves the purpose of expanding the building frontage on Michigan Ave for an approximately 805 square feet addition, for the purpose of storage. Staff recommended the site resolve significant legal nonconformities. The plans submitted call for reducing the number of parking spots from 54 to 46 with two barrier free spaces reserved.

Figure 1: Subject Site Location

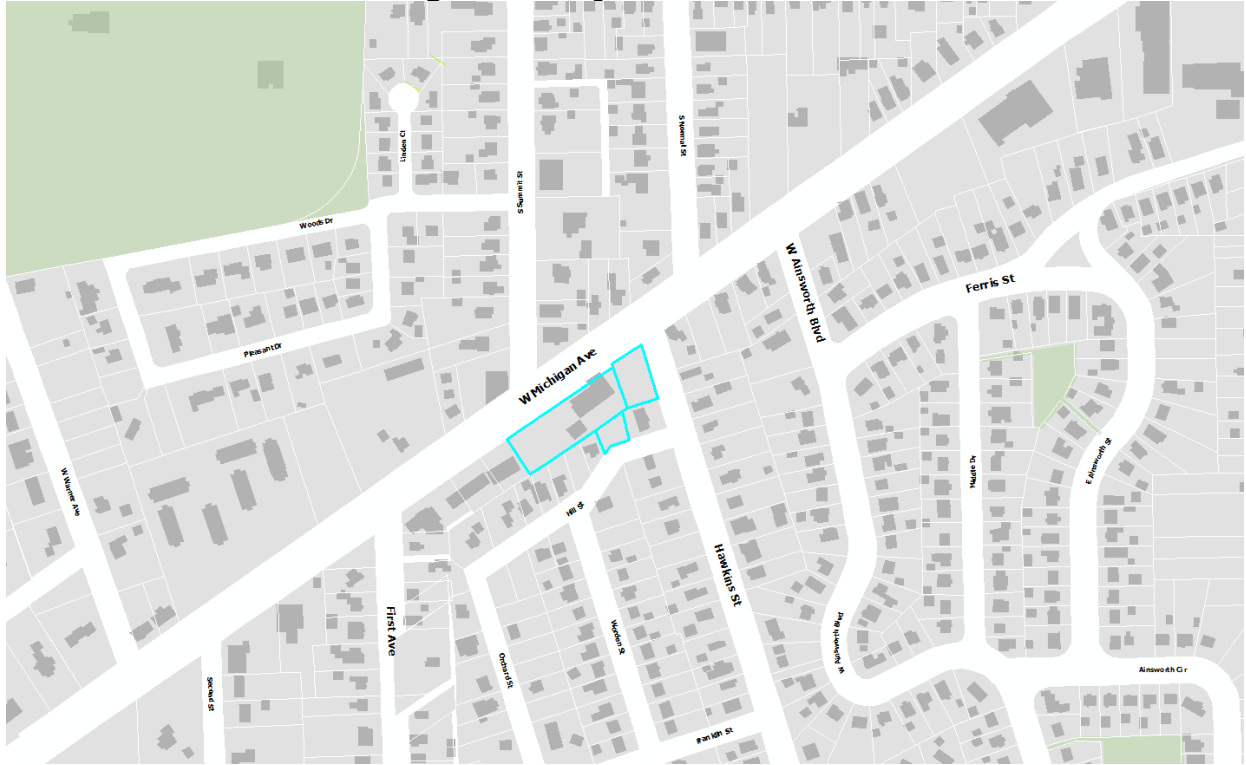


Figure 2: Site Aerial (2015)



Figure 3: Photo of the site (Google Image, 2019)



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	CN-Mid
EAST	Residential	Single Family Residential
SOUTH	Residential	Single Family Residential
WEST	Church	GC

SITE PLAN: CRITERIA AND REVIEW

§122-311

A full site plan is required per Division II, Subdivision I of the zoning ordinance.

STANDING

§122-311(a)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS

§122-311(b)

"The proposed site plan conforms to all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

There have been two sets of site plans submitted regarding this project. The first sets were submitted in September 2019 and had planned to be on the Planning Commission agenda in November 2019 but were not acted on because of lack of quorum. The engineer then took the opportunity to read that staff report and revise what they deemed necessary, and resubmit a new set.

One main inconsistency from set to set is the dimensions of the proposed addition. On the September 2019 (first set) submittal the proposed addition was 35.4' width by 23.2' depth, with a 8.0' to 8.4' front setback. The second set, the set being reviewed, does not display these proposed addition dimensions or setback dimensions. The "Site Data Table" in Sheet 1 notes the addition as ±805 square feet. For the purpose of this review we will assume the addition dimensions and setbacks remain the same.

Figure 5: Building location and site arrangement.

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED	
GC: §122-466.SC	BUILDING TYPE	Determined by lot size		Single story commercial	Unchanged
LOT REQUIREMENTS					
	Width ft	Min 50	Max 300	416.80	Unchanged
	Depth ft	Min 100	Max 300	105.55	Unchanged
	Area sf	Min 7500	Max 90,000	49,302	Unchanged
	Coverage %	Min -	Max 60%	15.4%	16.7%
BUILDING ENVELOPE AND HEIGHT					
	Street setback ft	Min 5	Max 15	Varies- and actually encroaches the ROW.	Addition varies from 8' to 8.4'
	Side setback ft	Min 0	Max -	0	Addition is 155' from west property line
	Rear setback ft	Min 15 (25 if adjacent to existing SF)	Max -	15	Addition is 76.5' from rear property line
	Frontage buildout %	Min 50	Max 100	25%	33%
	Height stories	Min 1	Max 1	2 stories	Addition is 1 story at 17' 1"
	PARKING PROVISIONS	Location:		Front, Rear, and East	8 spaces removed from the front.
	PRIVATE FRONTAGES	Required: Thoroughfare Commercial			
	Distance between façade openings ft	Min -	5 ft	20 ft	No change
	Door recess Ft	Min -	5 ft	0 ft	No change
	Ground floor transparency %	Min 50%	-	95% +/- at main door	No change
	Height to bottom of window ft	Min -	Max 3 ft	No windows besides main entrance.	No windows proposed as the addition will be a walk-in cooler.

Items to be addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

Items to be addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Figure 6: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607 Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.	Front entrance as part of a vestibule, entrance is from side of vestibule.	Unchanged
§122-670 CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan	Less than 3 acres	Unchanged
	Easements: nonmotorized plan, ReImagine Washtenaw, other	None	Unchanged
§122-685 PARKING Dimensions	<ul style="list-style-type: none"> • 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed) 	Parking dimensions vary from 8 x 15 ft. to 9 x 18 ft.	Unchanged

§122-685	BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.	0 Barrier Free	2 required; 2 proposed in plan
§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	5' walkway present from entrance to contiguous sidewalk along MI Ave. No raised or marked crosswalks within parking lot. Parking area in the front is compact and vehicles must enter and exit the site in a forward motion. Backing-out onto W. Michigan Ave. is not allowed.	Unchanged. Backing-out directly onto W. Michigan Ave. is prohibited. Staff recommends this "middle" curb cut be closed.
	Ingress & Egress	<ul style="list-style-type: none"> • Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway 	Measures between 20 and 30 ft. measures less than 50 fifty ft. from intersection.	Unchanged
	Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Minimum of 10' in width.	Each driveway is more than 10 ft wide	Unchanged
	Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	Asphalt	Unchanged
	Drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	On site storm sewer drain graded in front parking lot.	Unchanged

	Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.	Parking located in the front, side, and rear of the building	Permitted in the side, street side, and rear yards. Existing non-confirming in the front yard. Removal of parking in the front actually helps reduce this nonconformity.
	Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.	All striping is wider than 3 inches	Unchanged
	Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	Not all parking spaces on site currently have wheel stops	Wheel stops proposed in plan.
	Lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	Existing light fixtures.	Photometric plan provided, however shows inappropriate lighting adjoining residential properties. Also, does not show average footcandle over entire area required and shows insufficient required areas of less than 0.3 fc.
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces	Over a dozen trees currently on site.	Unchanged
		1 landscape island for each 16 spaces	1 landscaped island	2 landscaped islands proposed in plan

		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater	0 landscaped islands	2 landscaped islands proposed in plan
		All aisle-ends & corners protected w curbed island	None	Unchanged
		3' between curb and planting (5' if vehicle overhang)	Less than 3 ft	Unchanged
	Screening & Landscaping (perimeter)	Screened in accordance with 122-634 if abutting R1, MD, CN, CN-Mid, CN-SF	Screening consists of fencing and landscaping along rear abutting R-1.	Solid fence is proposed however crosses property lines.
		3'-4' screen 80% opacity where visible from ROW	Sufficient opacity	Unchanged
		Landscaped areas, walls, structures, walks- must be protected by curbing	Sufficient curbing is landscaped areas	Unchanged
§122-691	Motor spaces	BY USE		
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2	Not known	5 bicycle spaces proposed., 46 total parking spaces requires 9 bicycle spaces.
§122-692	Parking discounts	Transit	None	Unchanged
		Alternative Vehicles	None	Unchanged
		Bicycle	None	Unchanged
		PC discretion, special circumstances not listed above		
§122-672	SIDEWALKS	provide a sidewalk or shared-use path	Sidewalk is provided	Unchanged
§122-675	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.	Sufficient visibility at driveways and intersections.	13 street trees provided. Street trees must maintain clear vision area- branches must be at least 8 feet from ground level.
§122-695	Off-street loading	Commercial-5,000 – 19,999=1 space at 10' x 50'	No Off Street Loading provided. It is not known where deliveries are made.	Unchanged

Figure 7: "Middle" Curb-Cut (Google Street-View, July 2019)



Items to be addressed:

- Staff originally recommended closing the easternmost upper level curb cut (middle of the three curb cuts) due to potential conflict with the new building, but the applicant stated this would create a hardship for deliveries and therefore removed the two parallel parking spaces in the front. There are no further site plan sheets or notations showing truck turning or loading/unloading areas. Staff still recommends closure of this curb cut. The current setup creates a safety issue with vehicles entering and exiting the site. Vehicles must enter and exit the site in a forward motion. Furthermore, the six parking spaces there are not required by the parking code as the site requires 40 parking spaces and currently provides 46. These six parking spaces can be eliminated while still meeting parking number requirements.
- Vehicles must enter and exit site in a forward motion. Backing-out directly onto W. Michigan Ave. is prohibited.
- The photometric plan shows lighting levels exceeding requirement near property lines, shows insufficient lighting levels in required areas (parking lot), and does not show average lighting level across required areas.
- The proposed fence should not cross property lines onto adjoining property.
- There are not enough bicycle spaces. Five spaces are provided but the ordinance requires nine spaces.
- Street trees must comply with traffic visibility standards. Branches must be at least 8 feet from ground level.

ENGINEERING & STORMWATER

§122-311(f), §122-311(g)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.

(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

Detailed engineering review required due to alterations to utilities, removal and replacement of surfacing, alterations to landscaping, and potentially a truck turning plan.

Items to be addressed: None.

SCREENING

§122-311(h)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 8: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
<p>§122-609 Lighting</p>	<ul style="list-style-type: none"> • not >0.5 fc at lot line • not >16' in height • not < 0.3 fc anywhere where lighting required. • must average > 0.5 fc across entire area where lighting required. 	<p>Unknown</p>	<p>Photometric plan provided, however shows inappropriate lighting adjoining residential properties. Also, does not show average footcandle over entire area required and shows insufficient required areas of less than 0.3 fc.</p>
<p>§122-608 Refuse Containers</p>	<p>Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad</p>	<p>None</p>	<p>Trash storage plan provided.</p>
<p>§122-631 Landscape plan</p>		<p>Landscaping plan provided.</p>	<p>Two new landscaped islands and 19 new trees total.</p>

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Visual buffer of at least 80% opacity and 6' height	Insufficient screening provided in rear parking abutting R-1 neighborhood	Solid privacy fence is proposed however crosses property lines.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 160'/30' = 6 trees	No street trees.	13 street trees provided. Street trees must maintain clear vision area-branches must be at least 8 feet from ground level.
§122-638 Site Landscaping	10%	Meets requirement	Addition proposed.

Items to be addressed:

- The photometric plan shows lighting levels exceeding requirement near property lines, shows insufficient lighting levels in required areas (parking lot), and does not show average lighting level across required areas.
- The proposed fence should not cross property lines onto adjoining property.
- Street trees must comply with traffic visibility standards. Branches must be at least 8 feet from ground level.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-311(j)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

Staff recommends the City Engineer review the detailed engineering plans, and work within the right-of-way to be permitted through Department of Public Services.

MASTER PLAN CONSIDERATIONS

§122-311(k)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Safety Comes First. Ensure vehicular access (entering and exiting the site) is safe, and that lighting recommendations are followed.

Diversity is our strength. This development sustains the existing economic diversity of the City.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission **approve** the Site Plan amendment for the Octapharma Plasma at approximately 815 W. Michigan Ave., with the following findings and conditions:

Findings:

1. Site Plan amendment substantially complies with §122-309.

Conditions:

1. Applicant provide dimensions and setbacks of building addition on site plan.
2. Applicant close the middle curb cut and eliminate the row of six parking spaces.
3. Applicant provide a revised photometric plan meeting the requirements of §122-609.
4. Applicant provide an addition of 4 new bicycle spaces to bring total to 9 to comply with 1 per 5 parking spaces standard of §122-693.
5. Applicant provide revision showing proposed fence not crossing property lines.
6. Applicant provide specification that street trees will not affect traffic visibility in §122-675.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
Applicant - Washtenaw Engineering Company