

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 22, 2009

**SUBJECT: Walgreens Site Plan for City Council Approval
(2355 Jackson Avenue) File No. SP08-010**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Walgreens Site Plan, subject to combination of parcels prior to issuance of permits.

STAFF RECOMMENDATION

Staff recommends the site plan be **approved** because the contemplated development would comply with all applicable state, local, and federal laws, ordinances, standards and regulations; 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.

STAFF REPORT

This petition was tabled at the January 6, 2009 Planning Commission meeting to allow the petitioner time to address the following Planning Commission concerns.

Pedestrian Circulation: At the request of Planning Commission, the petitioner has reconfigured the internal sidewalk from Jackson Road to the proposed building. As a result of the parking lot redesign, the sidewalk now leads directly from the Jackson Road sidewalk to the building without the curves that were indicated on the previous plan.

The sidewalk from the building to Abbott Avenue has also been redesigned and now provides two access points from the Abbott Avenue sidewalk that meet at a central location where bicycle parking is provided. This sidewalk also has pedestrian level decorative lighting provided for increased safety.

Site Access and Vehicle Circulation: The driveway from the site to Abbott Avenue has been reduced from three lanes and 30 feet in width to 2 lanes and 25 feet in width. In addition, vehicular circulation has been improved on the site. The access drive from the west and parking aisle along Abbott Avenue have been widened to allow for two-way traffic. The lane for drive through traffic is now physically separated from the aisle and adjacent parking spaces. The petitioner has agreed to record access easements for adjacent properties after City Council approval of the plan.

Building Placement: The petitioner has responded to comments from the Planning Commission and Planning staff and has modified the placement of the proposed building. The petitioner has moved the building 44 feet closer to Jackson Avenue and eliminated one row of parking in this frontage. The revised plans indicate one row of parking along the Jackson Road front of the building and the parking aisle located within the front setback as permitted by code. The row of

parking previously located in the Jackson Road frontage has been relocated to the Abbott Avenue frontage. This parking is located 51 feet from the sidewalk along Abbott Avenue. All parking must be screened as required by City Code.

Building Elevations and Materials: As requested by Planning Commission, building materials and façades have been revised. Most significantly, the southern elevation along Abbott Avenue has been modified to include added architectural features, such as pilasters and limestone block. Limestone treatments have also been added to the western and eastern façades, revised elevations are attached.

COMMENTS PENDING, UNRESOLVED OR NOTED

Planning – Staff has talked with the petitioner and representatives to clarify issues raised by the Planning Commission at the January 6, 2009 meeting. Staff is satisfied with the changes proposed by the petitioner in response to these concerns. While it is preferred that all parking be removed from the Jackson Avenue frontage, it is acknowledged that with the limitations of code and requirements of the petitioner, the proposed plan represents an acceptable compromise.

Due to the timing of Planning Commission schedule and submission of the revised plans, staff has only reviewed a limited revised layout plan, which does not include many of the site plan requirements required for review and approval by City Staff. While Planning staff has done a preliminary review of the revised plans, complete sets of plans must be submitted for review and approval by all appropriate City staff before City Council action.

Prepared by Matthew Kowalski
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/1/15/09

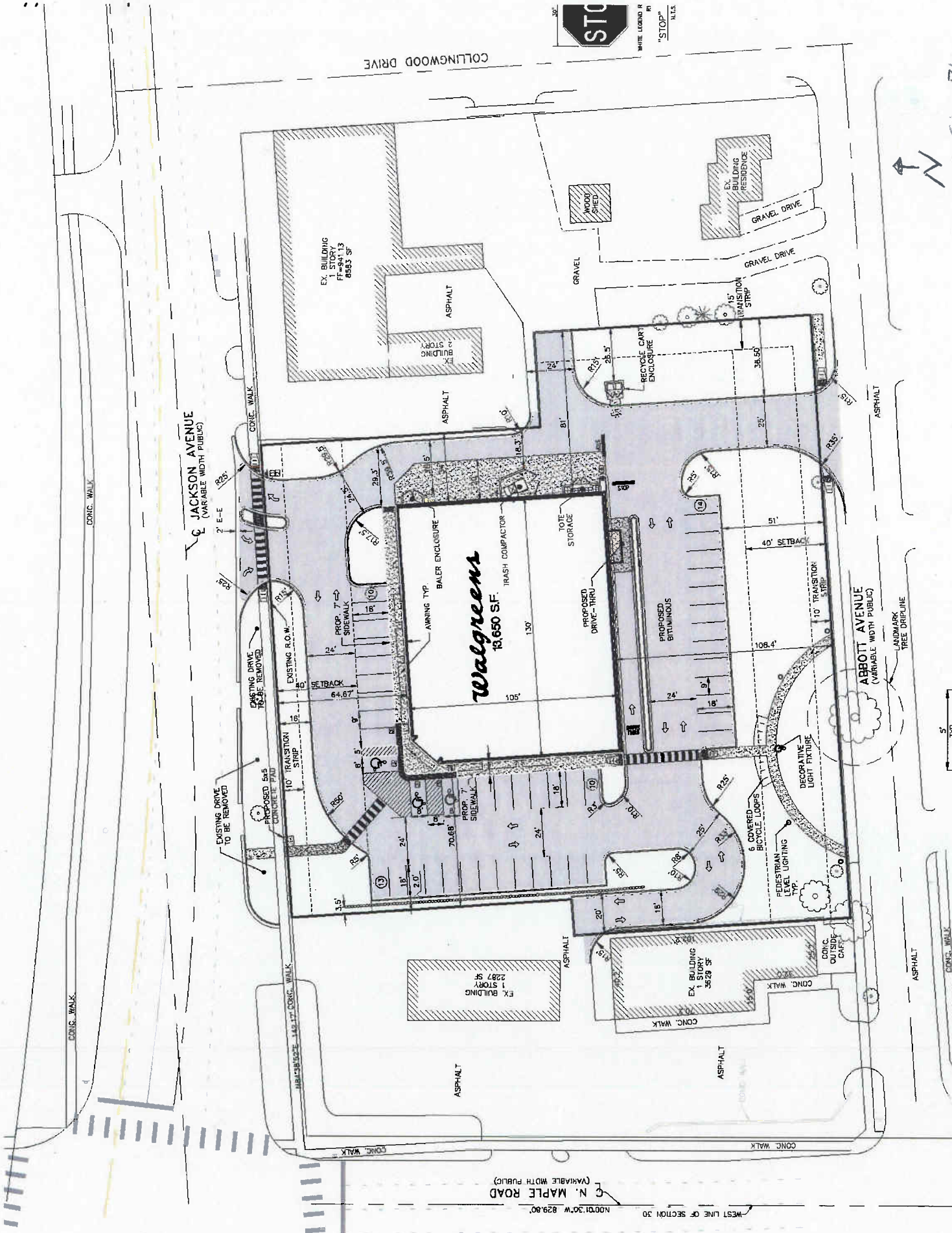


Attachments: Revised Site Plan
Revised Elevations
1/6/09 Staff Report

c: Owner: Marc Levy
1419 Coler Road
Ann Arbor, MI 48104

Petitioner: Agree Limited Partnership
31850 Northwestern Highway
Farmington Hills, MI 48334

Systems Planning
File No. 9154D15.5



WHITE LEGEND R
"STOP"
ALL

COLLWOOD DRIVE

JACKSON AVENUE
(VARIABLE WIDTH PUBLIC)

ABBOTT AVENUE
(VARIABLE WIDTH PUBLIC)

N. MAPLE ROAD
(VARIABLE WIDTH PUBLIC)

Walgreens
13,650 S.F.

EX. BUILDING
1 STORY
3629 SF

EX. BUILDING
2287 SF

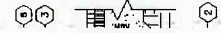
EX. BUILDING
FF-30413
8653 SF

Revised Site Plan



ZED

R 3RS



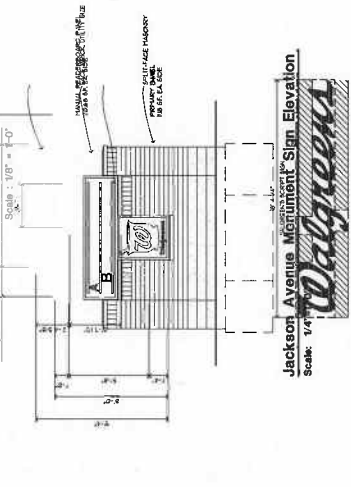
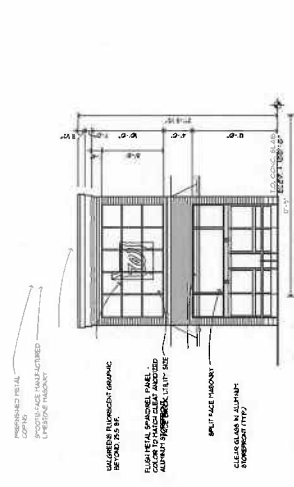
WEST LINE OF SECTION 30
N00D130W 829.00'

5' TYP.

DRAWN BY: J.M. [unclear]
 CHECKED BY: J.M. [unclear]
 DATE: 06/20/14
 PROJECT: Store #1187

Walgreens Pharmacy
 (SEC) Stadium Drive & Jackson Avenue
 Ann Arbor, Michigan

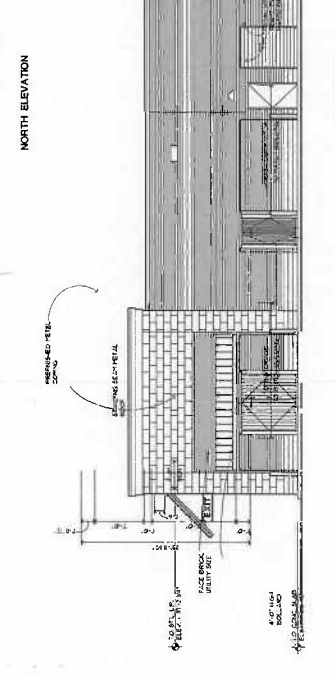
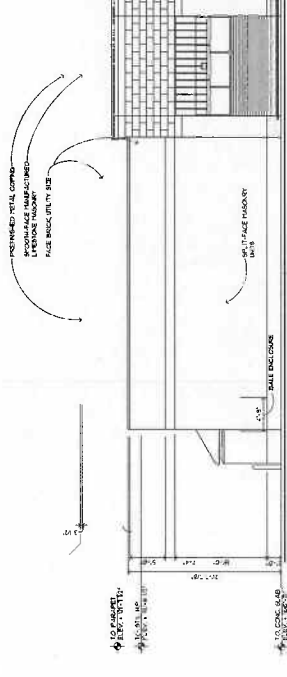
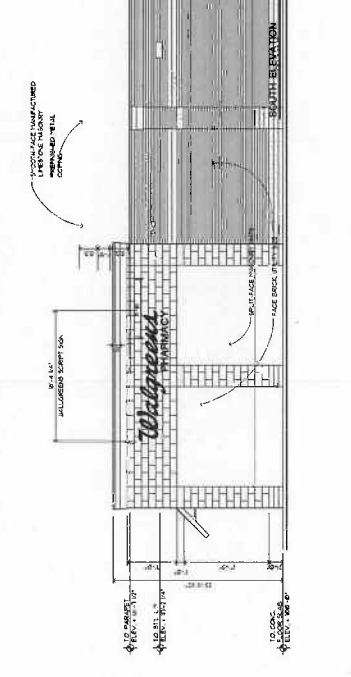
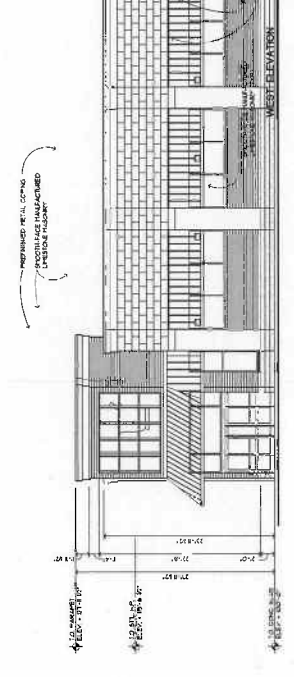
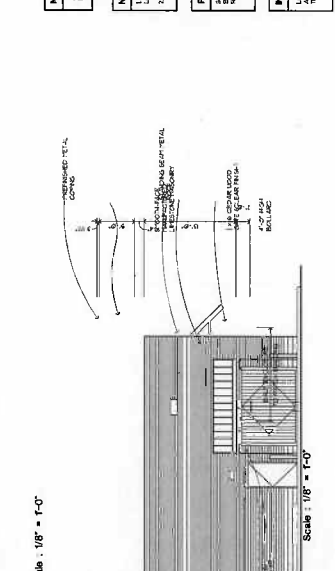
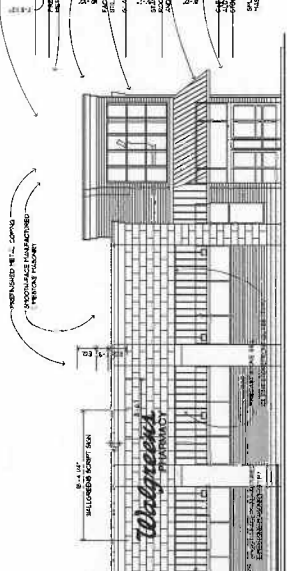
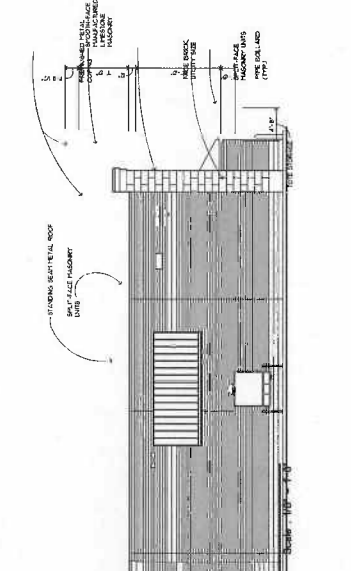
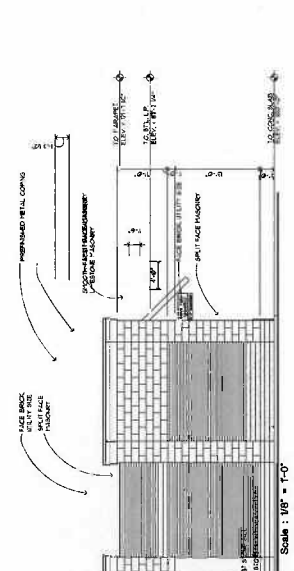
ROGVO
 ARCHITECTS
 2800 WALKER DRIVE, SUITE 200
 ANN ARBOR, MI 48106
 PHONE: (734) 769-0000
 WWW.ROGVOARCHITECTS.COM



Script Sign Area Computation
 N.T.S.
 AREA OF FRAME INCLUDING SIGNAGE - 463 SF
 AREA EXCLUDED FROM SIGN AREA CALCULATION - 143 SF

Allowable Sign Area Calculations:

FACE ELEVATION	PERMITTED SIGNAGE AREA (SF)	PROPOSED SIGNAGE AREA (SF)	PERCENTAGE OF PERMITTED SIGNAGE AREA
WEST ELEVATION	1,000 SF	2,000 SF	200%
NORTH ELEVATION	400 SF	800 SF	200%
EAST ELEVATION	400 SF	800 SF	200%
SOUTH ELEVATION	400 SF	800 SF	200%
TOTAL PERMITTED SIGNAGE AREA	1,600 SF	3,200 SF	200%



REMAINING METAL COMING
 PRECAST MANUFACTURED LANTERN SIGNAGE

PRECASTED METAL COMING
 POSTCAST MANUFACTURED LANTERN SIGNAGE

PRECASTED METAL COMING
 POSTCAST MANUFACTURED LANTERN SIGNAGE

PRECASTED METAL COMING
 POSTCAST MANUFACTURED LANTERN SIGNAGE

WOOD BRICK SIGNAGE
 FLUOROPOLYMER SPANISH PANEL ALUMINUM SIGNAGE

WOOD BRICK SIGNAGE
 FLUOROPOLYMER SPANISH PANEL ALUMINUM SIGNAGE

WOOD BRICK SIGNAGE
 FLUOROPOLYMER SPANISH PANEL ALUMINUM SIGNAGE

WOOD BRICK SIGNAGE
 FLUOROPOLYMER SPANISH PANEL ALUMINUM SIGNAGE

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Revised Elevations

SPA-2
 0000 BAY DR-014

DRAWING NO: 06080
 DATE: 06/20/14

DRAWN BY: J.M. [unclear]
 CHECKED BY: J.M. [unclear]

PROJECT: Store #1187

SCALE: 1/8" = 1'-0"

TITLE: Building Elevations

PROJECT: Walgreens Pharmacy

ADDRESS: Stadium Drive & Jackson Avenue

CITY: Ann Arbor, Michigan

STATE: MI

ZIP: 48106

PHONE: (734) 769-0000

FAX: (734) 769-0001

WWW: WWW.ROGVOARCHITECTS.COM

PROJECT NO: 1187

DRAWING NO: SPA-2

SHEET NO: 01

TOTAL SHEETS: 02

DATE: 06/20/14

SCALE: 1/8" = 1'-0"

TITLE: Building Elevations

PROJECT: Walgreens Pharmacy

ADDRESS: Stadium Drive & Jackson Avenue

CITY: Ann Arbor, Michigan

STATE: MI

ZIP: 48106

PHONE: (734) 769-0000

FAX: (734) 769-0001

WWW: WWW.ROGVOARCHITECTS.COM

PROJECT NO: 1187

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PROJECT: Walgreens Pharmacy

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CITY: Ann Arbor, Michigan

STATE: MI

ZIP: 48106
 PHONE: (734) 769-0000
 FAX: (734) 769-0001
 WWW: WWW.ROGVOARCHITECTS.COM

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 6, 2009

**SUBJECT: Walgreens Site Plan for City Council Approval
(2355 Jackson Avenue) File No. SP08-010**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Walgreens Site Plan, subject to combination of parcels prior to issuance of permits.

STAFF RECOMMENDATION

Staff recommends the site plan be **approved** because the contemplated development would comply with all applicable state, local, and federal laws, ordinances, standards and regulations; 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.

LOCATION

This site is located west of Maple Road with frontage on both Jackson Avenue and Abbott Avenue. (West Area, Allen Creek Watershed).

DESCRIPTION OF PROJECT

The petitioner seeks site plan approval for construction of a 13,650-square foot, single-story Walgreens Pharmacy building and a 45-space parking lot. The building will also have one covered drive-through lane for pharmacy service. The building and all site improvements will be constructed in one phase. The 1.71-acre site currently is zoned C3 (Fringe Commercial District).

The site is occupied by several buildings including the former 'Kentucky Fired Chicken' building (unoccupied) and 'Scholtzky's Deli' building (unoccupied) along Jackson Avenue and two single-story commercial buildings (unoccupied) along Abbott Avenue. The remainder of the site is a mixture of pavement, gravel and lawn. All buildings and existing pavement will be removed.

There are no landmark trees or natural features on the site and none will be impacted by construction. There is one landmark tree currently located off-site in the Abbott right-of-way. As a result of construction, the existing building located within the critical root zone of this tree will be removed and replaced with grass.

Currently, there are three curb cuts providing access to the site from Jackson Avenue and three curb cuts providing access from Abbott Avenue. There is also a former alley running directly through the center of the site. This alley was vacated by City Council in April 2008. All existing

curb cuts will be removed and will be replaced with one curb cut onto Jackson Avenue and one curb cut onto Abbott Avenue. Access will also be maintained via a small private alley from the small retail center to the west in an easterly direction only. Access to the east will be maintained in both directions through a private alley to Collingwood Drive. When the project is completed, the site will have a total of four access points, one from each direction. A storm water detention facility will be located under the proposed parking lot along Jackson Avenue; currently no detention exists for the site.

COMPARISON CHART

		EXISTING	REQUIRED/PERMITTED	PROPOSED
Zoning		C3 (Fringe Commercial District)	C3 (Fringe Commercial District)	C3 (Fringe Commercial District)
Gross Lot Area		74,653 sq ft (multiple parcels)	6,000 sq ft MIN	74,653 sq ft
Maximum Useable Floor Area		N/A	50 %	18.3 %
Setbacks	Front – Jackson	39.6 ft	40 ft	108 ft
	Front – Abbott	0 ft	40 ft	65.4 ft
	Side – West	30.9 ft	0 ft	24 ft
	Side – East	4.8 ft	0 ft	18 ft
Height		1–2 stories	35 ft/ 3 stories	28 ft (1 story)
Parking – Cars		Approximately 50 spaces	52 spaces MAX 44 spaces MIN	45 spaces
Parking – Bicycles		None	5 spaces	5 spaces (Class B)

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Parkland	PL (Public Land-Veteran's Park)
EAST	Commercial	C3 (Fringe Commercial District) and O (Office District)
SOUTH	Commercial	C3 (Fringe Commercial District)
WEST	Commercial	C3 (Fringe Commercial District)

HISTORY

The existing buildings on the site were built in the 1960s and 1970s. The businesses along Jackson Avenue have been vacant for at least three years. The public alley running through the center of the site was vacated by City Council in April 2008. The land contained within the alley reverted back to the property owners on both sides of the alley.

PLANNING BACKGROUND

This site is located in the West Area. The West Area Plan designates commercial as the appropriate land use for this site.

COMMENTS PENDING, UNRESOLVED OR NOTED

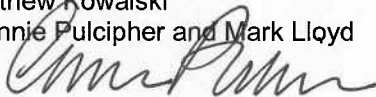
Systems Planning – No footing drain disconnections are required.

Planning – Planning staff is supportive of the site redevelopment, but is not supportive of the current proposed site layout. The proposed site layout places most of the parking in front of the building along Jackson Avenue. The building is proposed to be set back over 100 feet from the sidewalk along Jackson Avenue and is not consistent with the adjacent buildings. Staff recommends that the petitioner move the building closer to Jackson Avenue, reducing (or preferably eliminating) parking in the front and placing more parking on the sides. These changes would improve pedestrian access and establish a visual presence along Jackson Avenue. Staff has discussed these comments with the petitioner; however, no revised plans have been submitted.

Planning staff recommends an easement be recorded for use of the private alleys to the west and east.

Michigan Department of Transportation (MDOT) – Jackson Avenue is under the jurisdiction of the MDOT. The petitioner has been working with MDOT on the configuration of the curb on Jackson Avenue and has preliminary approval of the current design.

Prepared by Matthew Kowalski
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/12/29/06

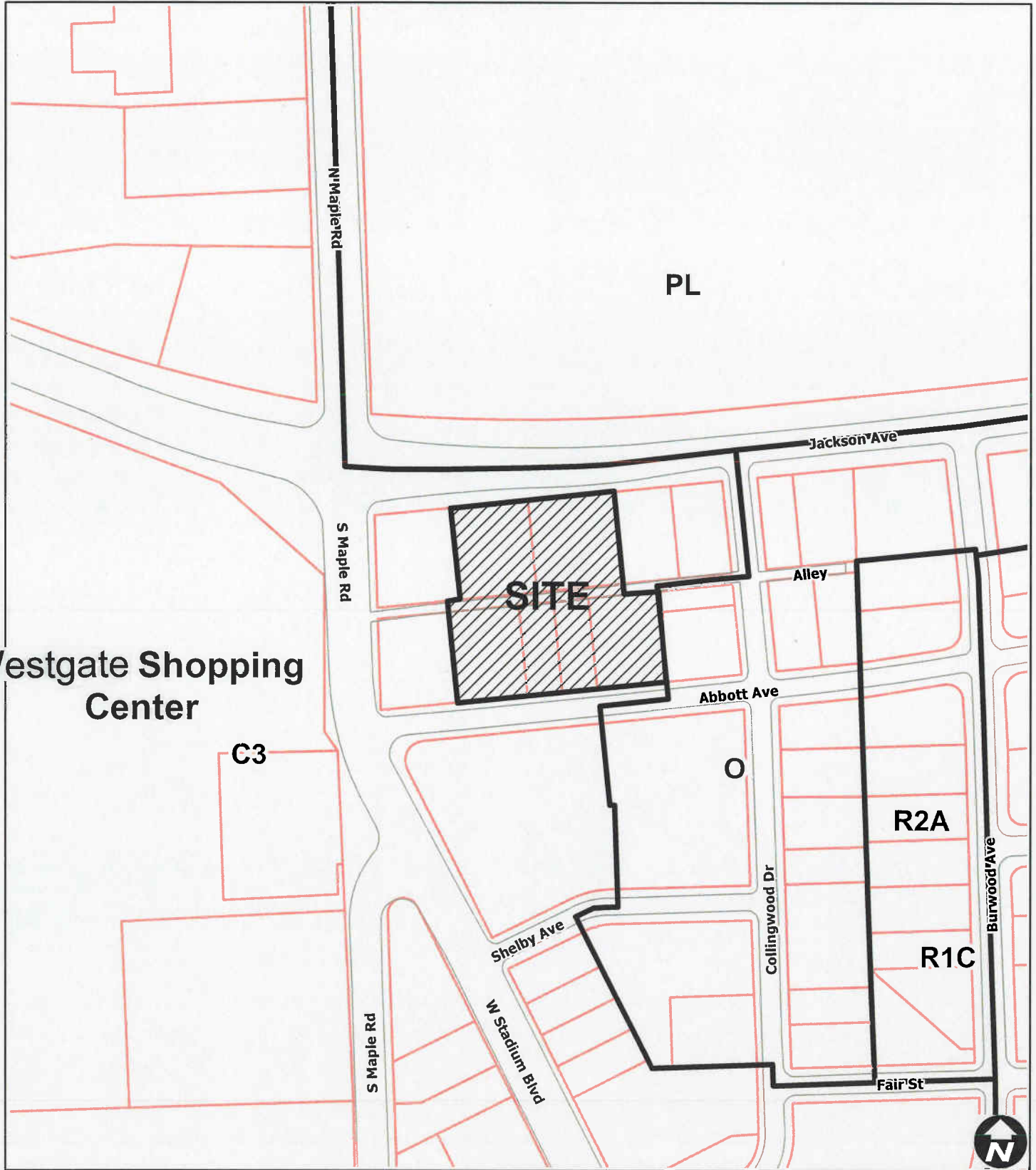


Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Owner: Marc Levy
1419 Coler Road
Ann Arbor, MI 48104

Petitioner: Agree Limited Partnership
31850 Northwestern Highway
Farmington Hills, MI 48334

Walgreens Site Plan -Zoning Map-



Map Legend
 □ City Boundary
 — Railroads



Maps available online:
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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Walgreens Site Plan -Aerial Map-



0 165 330 660 Feet

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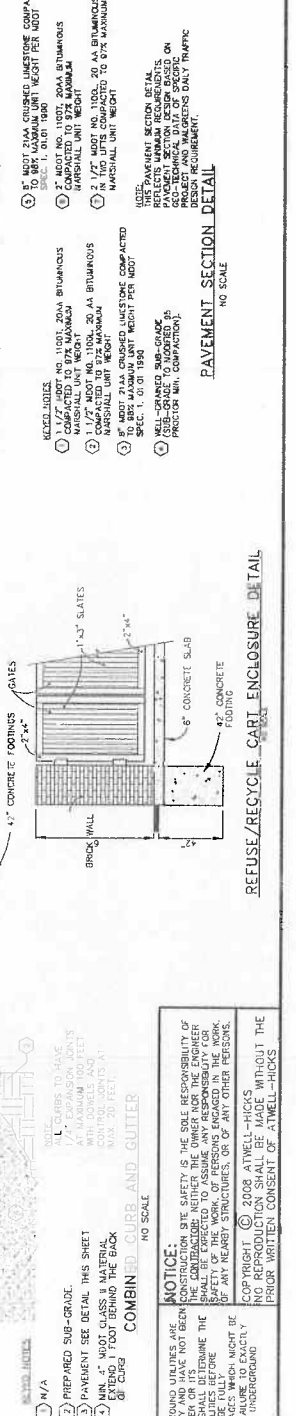
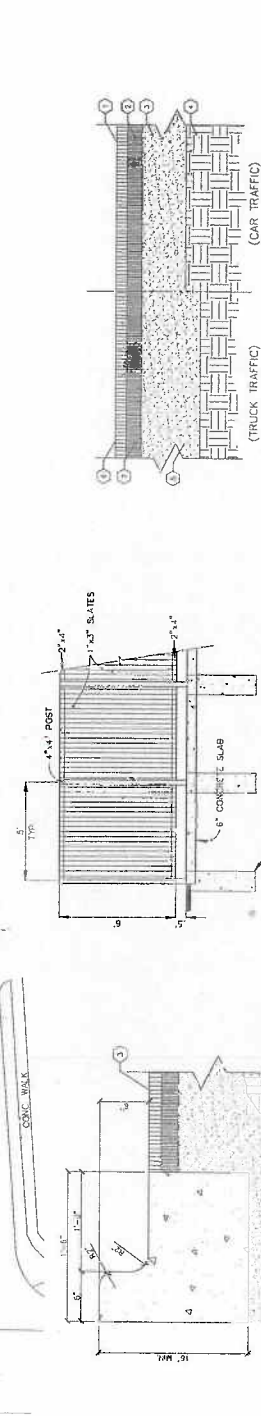
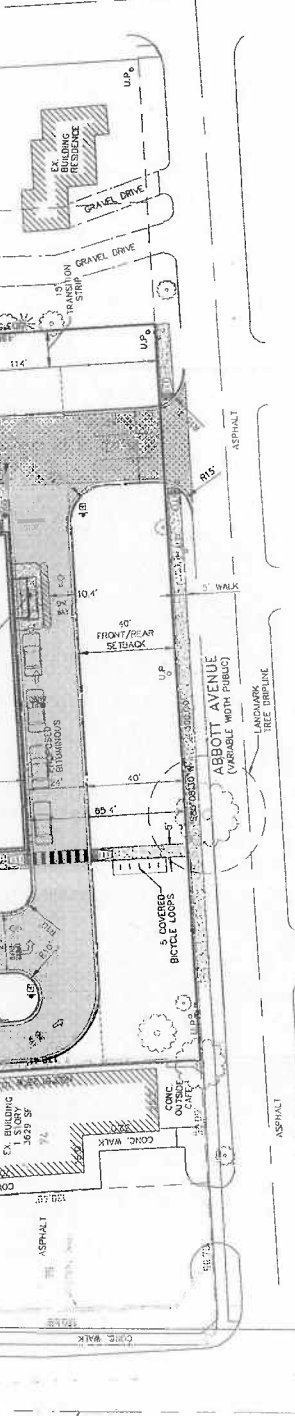
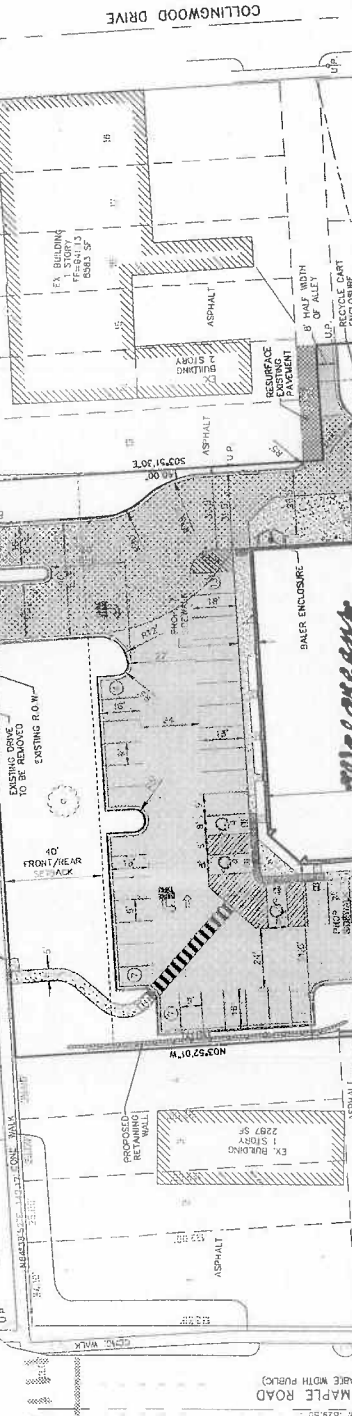
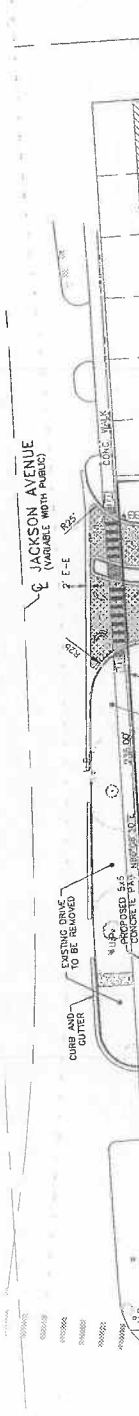
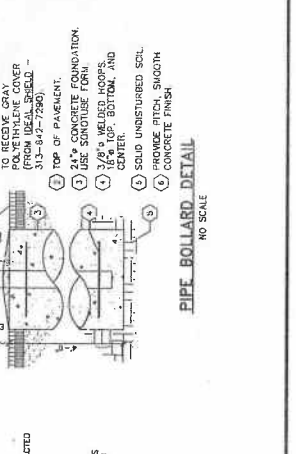
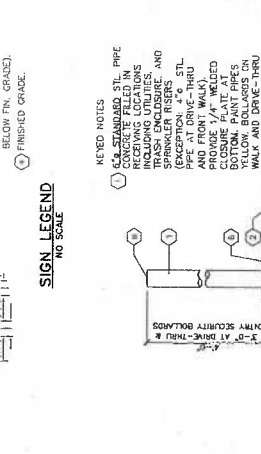
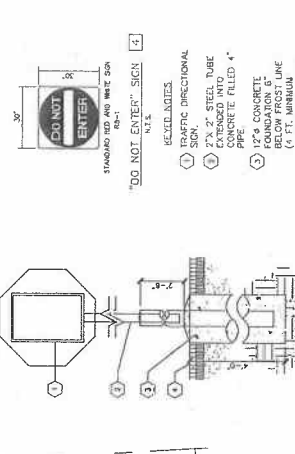
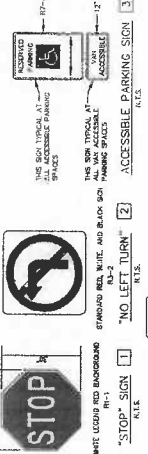
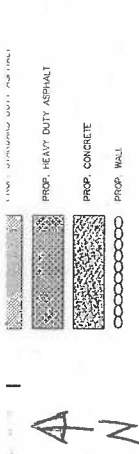
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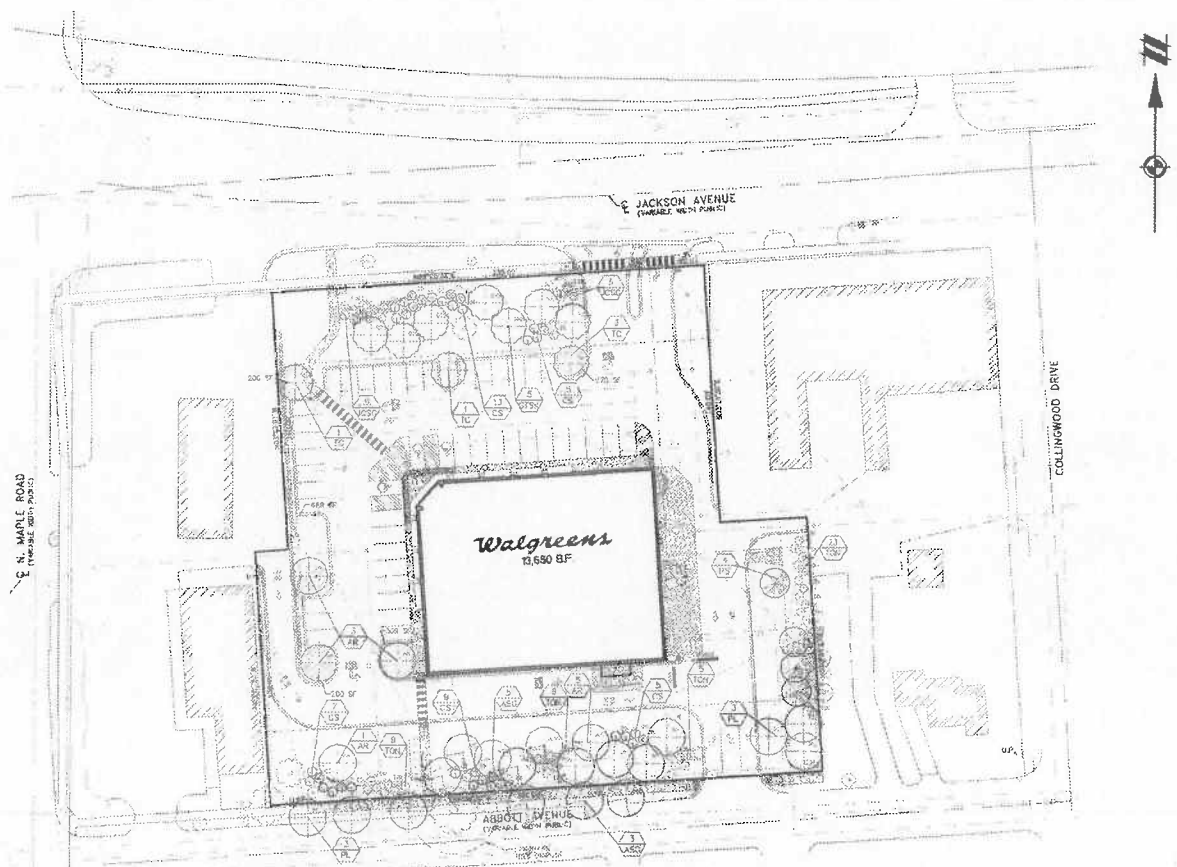
-  City Boundary
-  Railroads



Maps available online:

<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>





LANDSCAPE CALCULATIONS

LANDSCAPED BUFFER - JACKSON AVENUE (235')

BUFFER WIDTH	10'	REQUIRED	10'
DECIDUOUS / EVERGREEN TREES	8	7 (1) EXISTING	
SHRUBS	0	12	

LANDSCAPE BUFFER - ABBOTT AVENUE (300')

BUFFER WIDTH	10'	REQUIRED	10'
DECIDUOUS / EVERGREEN TREES	10	10	
SHRUBS	0	33	

CONFLICTING LAND USE BUFFER - COMMERCIAL ADJUTING RESIDENTIAL (136')

BUFFER WIDTH	10'	REQUIRED	10'
DECIDUOUS TREES	3	4	
EVERGREEN TREES	4	4	
SHRUBS	0	27	

NOTE: THE PROPOSED SHRUBS ARE INTENDED TO ENSURE THE REQUIRED 10' CONFLICTING BUFFER ALONG THE CORNER OF ANY TRANSITION LAND ARE MAINTAINED.

INTERIOR LANDSCAPE AREAS

PARKING AREA	44,115 SF
RETAIL/STAFF AREA	115,078 SF
VEHICULAR USE AREA	28,045 SF

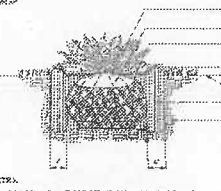
INTERIOR LANDSCAPE AREAS

REQUIRED	1,422 SF	PROCESSED	1,074 SF
128,840 SF ± 20 SF ± 1,452 SF ±			
DECIDUOUS TREES			6

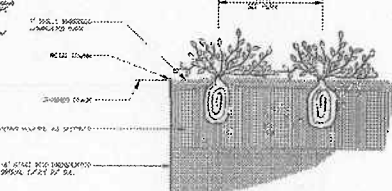
STREET TREE REMOVAL / REPLACEMENT - ABBOTT AVENUE

TOTAL NUMBER OF STREET TREES REMOVED	2
TOTAL COST OF STREET TREES REMOVED	14'
TOTAL NUMBER OF REPLACEMENT STREET TREES	6
TOTAL COST OF REPLACEMENT STREET TREES	45'
CORNER LOGS FILE REQUIRED	1

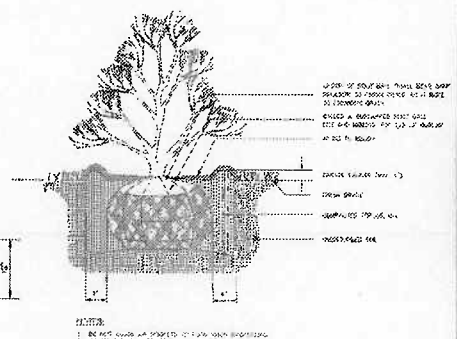
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DECIDUOUS SHRUB PLANTING DETAIL
BALLED AND BURLAPPED
SOFT TO SCAPE



GROUNDCOVER/PERENNIAL PLANTING
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CLIENT: **AGREE REALTY, INC.**
SITE PLAN
JACKSON ROAD WALGREENS
LANDSCAPE PLAN

CAD FILE: 06001545P-09-L6

DATE: **JUNE 27, 2008**

SCALE: 1" = 40 FEET

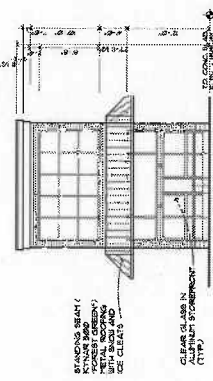
DR. J.V. COVER: J.V.

JOB: 0600154

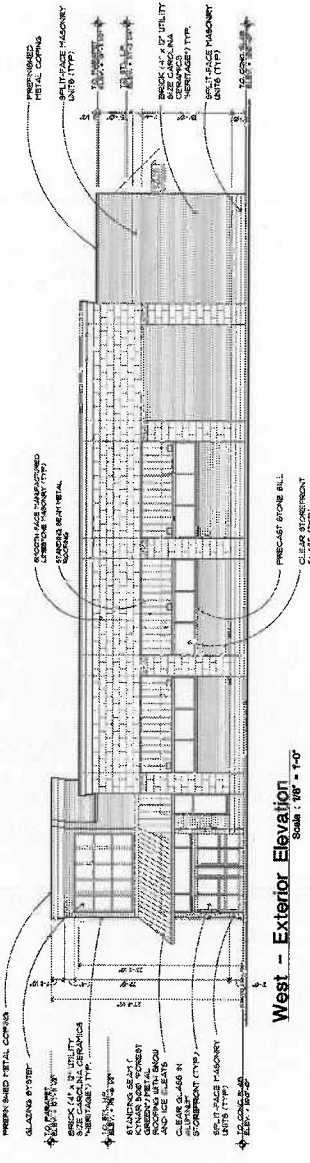
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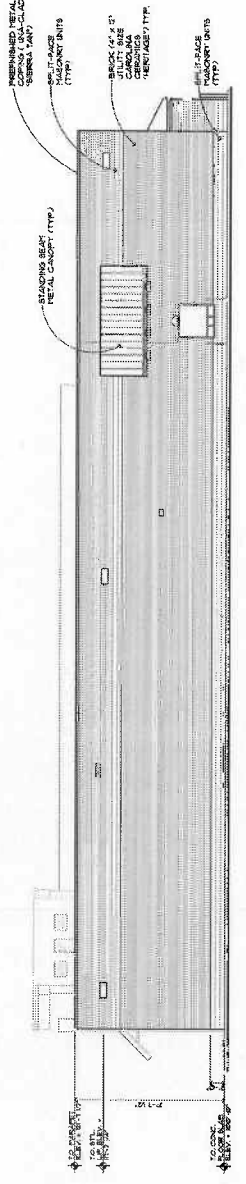
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 DATE: 08/15/2008
 PROJECT:



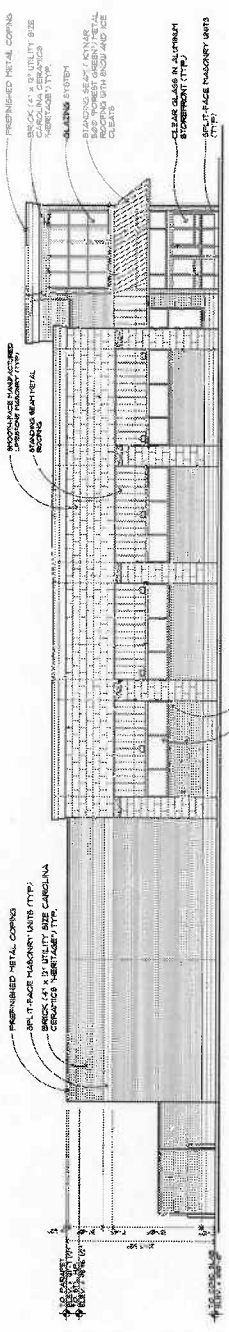
Entry Tower - Exterior Elevation
 Scale: 1/8" = 1'-0"



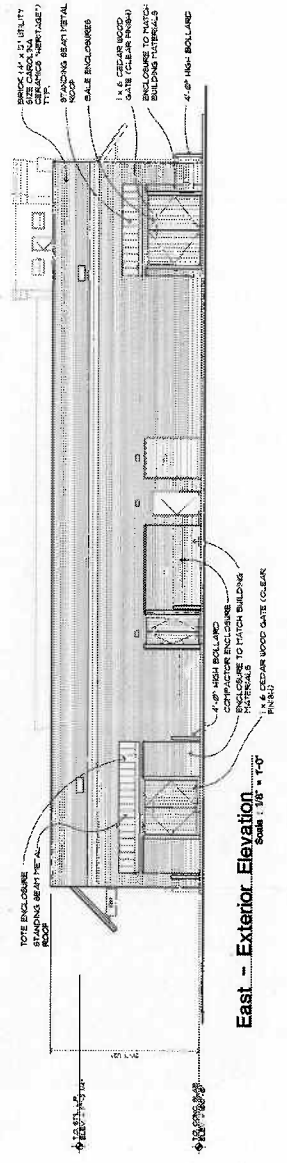
West - Exterior Elevation
 Scale: 1/8" = 1'-0"



South - Exterior Elevation
 Scale: 1/8" = 1'-0"



North - Exterior Elevation
 Scale: 1/8" = 1'-0"



East - Exterior Elevation
 Scale: 1/8" = 1'-0"

NOTE
 1. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.

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Walgreens Pharmacy
 (SEC) Stadium Drive & Jackson Avenue
 Ann Arbor, Michigan



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 SUITE 200
 BIRMINGHAM, MICHIGAN 48226
 PHONE: 248-988-7777
 ARCHITECTS@ROGVOY.COM



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SPA-20
 FOUNDATION ARCHITECTS, P.C.