

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 20, 2011

**SUBJECT: Traver Village Site Plan for Planning Commission Approval
(2601 Plymouth Road)
File No. SP11-032**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Traver Village Site Plan for Planning Commission Approval.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved** because it complies with all the applicable local, state and federal laws, ordinances, standards and regulations; does not cause a public or private nuisance; and does not have a detrimental effect on public health, safety or welfare.

STAFF REPORT

Storm Water Detention – The petitioner has addressed staff comments. Staff requested additional information regarding the regional detention pond bankfull conditions and 100 year volume which the petitioner provided.

Street Tree Escrow – Street trees were planted when the project was originally constructed. The trees were planted as part of a double row of trees on the perimeter of the shopping center that included right-of-way screening trees. The trees were not planted in the lawn extensions. The existing site plan shows this double row of street trees on the periphery of the site except where the 25 space parking lot is proposed. Systems Planning (Forestry) staff reviewed the site conditions and recommended that four street trees be planted where no street trees exist in front of the 25 space parking lot. The petitioner has agreed to provide these trees.

Landscaping Modification – Staff determined that a variance was granted on April 24, 2000 to allow the existing stone mulch to continue being used: “Variance from the Landscape Material Standards to allow crushed rock to be used in the interior parking lot islands of this shopping center.” This variance precludes the need for Planning Commission to approve a modification request to Chapter 62 (Landscaping & Screening) for the existing crushed brick.

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
rmg/12/19/11

Traver Village
12/20/2011 CPC Meeting
Page 2

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City Attorney
Systems Planning (Forestry)
Systems Planning (Land Development)
File No. SP11-032