

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of May 19, 2009**

**SUBJECT: Ann Arbor Transportation Authority (AATA) Plymouth Road Park and Ride - Public Project Review (3700 Plymouth Road) File No. SP09-011**

**PROPOSED CITY PLANNING COMMISSION MOTION**

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain public projects meeting private development regulations prior to City Council approval; and

WHEREAS, such public projects are to be reviewed by the City Planning Commission prior to City Council approval;

RESOLVED, that the Ann Arbor City Planning Commission finds that the Ann Arbor Transportation Authority Plymouth Road Park and Ride Public Project adheres to private development standards, subject to Zoning Board of Appeals approval of necessary variances.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **approve** the motion above regarding this public project because it generally complies with local, state and federal laws and regulations to the greatest extent feasible, and would not cause a public or private nuisance or have a detrimental effect on the public health, safety and welfare.

**LOCATION**

The site is located on the south side of Plymouth Road, west of US-23 (Northeast Area). This site is in the Millers Creek Watershed.

**DESCRIPTION OF PETITION**

The Ann Arbor Transportation Authority (AATA) is a public transportation authority and is considered a governmental agency. Therefore, under Chapter 55 (Zoning Ordinance), AATA is exempt from the requirements of Chapter 55. The AATA remains subject to the site plan requirements of Chapter 57, Subdivision and Land Use Control.

The AATA Public Project proposes construction of a 245-space surface park and ride lot located between US-23 and the southbound entrance ramp on Plymouth Road. A sidewalk is proposed along the Plymouth Road right-of-way connecting to the existing sidewalk to the west.

The design of the park and ride lot includes a new drive approach on Plymouth Road that aligns with the ingress and egress lanes of the on/off ramp to US-23 on the opposite side of Plymouth Road. This results in a wider than normal drive approach and requires Zoning Board of

8a

Appeals approval of a variance from the curb cut width. Bus circulation is limited to the northern portion of the site. The bus enters the parking lot and heads directly east and loops around to the bus shelter to pick up passengers. A pedestrian walkway is also proposed and marked along the middle portion of the site by landscape islands leading toward the bus shelter. At the southern portion of the site, 100-year storm water detention is provided. One 26-inch landmark oak tree is proposed to be removed with five 3.5-inch trees planted on site to meet mitigation requirements. The alternatives analysis (attached) shows saving this tree requires expansion of a proposed landscape island. This expansion would create a tight turning movement for both bus and emergency vehicles depending upon the experience of the driver. The grade differential between existing and proposed landscape work may also detrimentally impact the health of the landmark tree; thus the landmark tree is proposed to be removed.

Additional landscaping is proposed along the entrance ramp to screen the parking lot from the public right-of-way. Site lighting is accomplished with pole mounted LED fixtures throughout the parking lot. Additional sidewalk is proposed to front this site and connect with the existing Plymouth Road sidewalk. Twenty-eight bicycle parking spaces are proposed at the northwest corner of the site.

### SURROUNDING LAND USES AND ZONING

LAND USE		ZONING
NORTH	Restaurant, Hotels and Highway Exit Ramp	PUD (Planned Unit Development District) and TWP (Township District)
EAST	TWP	Highway Exit Ramp
SOUTH	Restaurant, Hotels and Highway	PUD and TWP
WEST	Restaurant, Hotels and Highway	PUD

### COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		R5 (Motel-Hotel District)	R5	Public Project *
Gross Lot Area		261,360 sq ft (6.00 acres)	261,360 sq ft (6.00 acres)	None
Minimum Lot Width		580 ft	580 ft	None
Setbacks	Front	None	None	None
	Rear	None	None	None
Parking – Automobiles		None	245 spaces (67 small car spaces)	None
Parking – Bicycles		None	8 spaces – Class A 20 spaces – Class B	None

\* Public Project is exempt from zoning requirements.

## PROJECT HISTORY

This parcel of land was annexed into the City in 1966 and zoned R5, Hotel-Motel District.

## PLANNING BACKGROUND

The Northeast Area Plan does not have a recommendation for this site as it is currently used as public right-of-way.

## COMMENTS PENDING, DISMISSED OR UNRESOLVED

Zoning – Variances are required for the proposed curb cut width and turning radius on Plymouth Road.

Planning – The City Planning Commission is required to review all public projects before City Council approval if the project costs more than \$250,000 (see attached resolution). The petitioner has indicated the cost of this project exceeds this amount.

Staff applies the City's private development standards for the review of public projects for the purpose of striving to adhere to these standards as close as practical. Staff supports this proposal as it adheres to the City's private development standards, subject to Zoning Board of Appeals approval of the required variance. The petitioner has indicated this site was chosen for its close proximity to significant commuter traffic along the US-23 corridor and nearby M-14. The position of the site within the Plymouth Road and US-23 interchange allows for easy access both to and from the highway.

Prepared by Christopher Cheng  
Reviewed by Connie Pulcifer and Mark Lloyd  
jsj/5/13/09



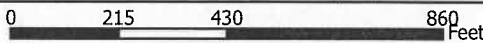
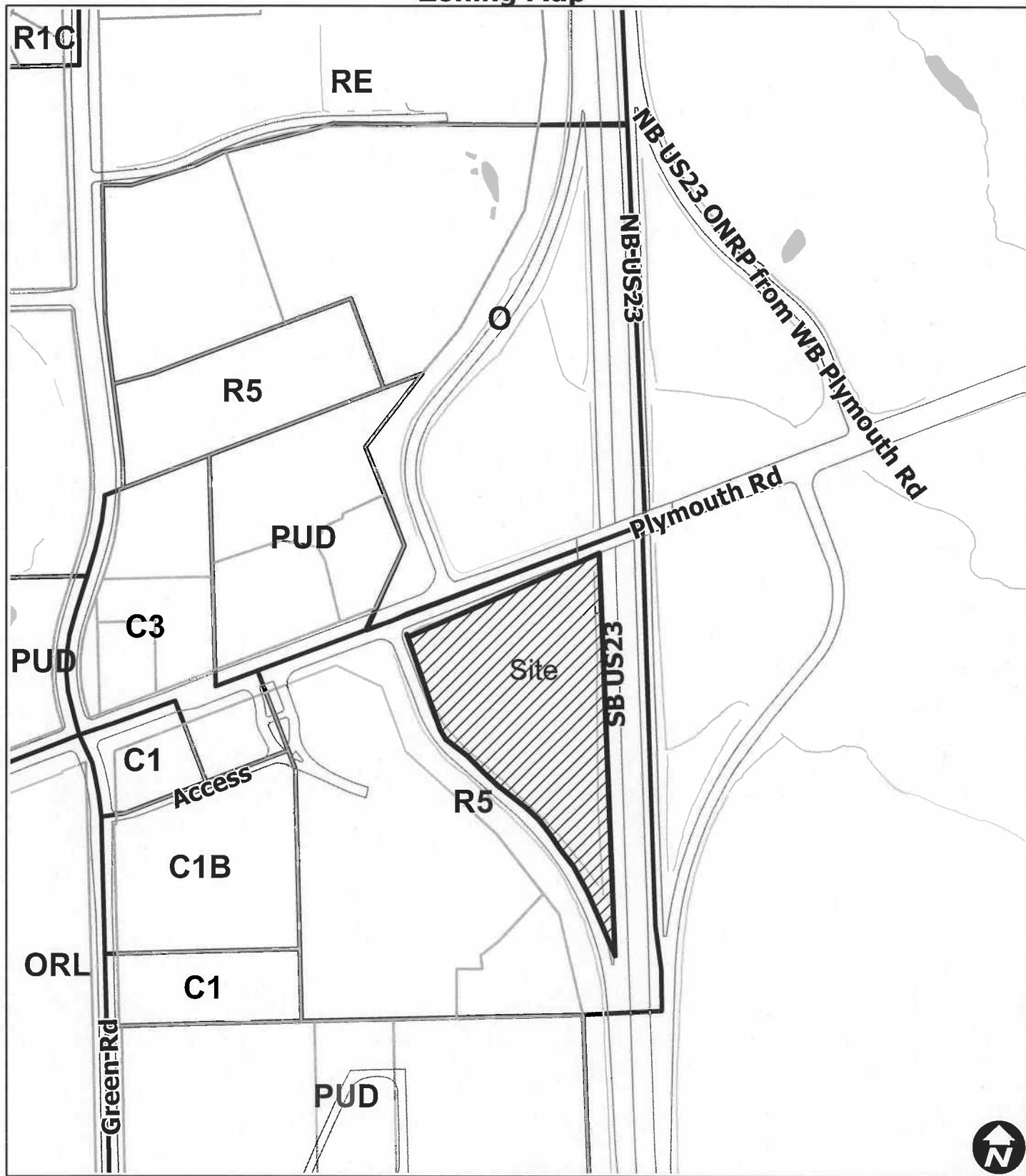
Attachments: Zoning/Parcel Maps  
Aerial Photo  
Site Plan  
Landscape Plan  
Alternatives Analysis  
Public Project Resolution  
Citizen Participation Notice

c: Owner: Michigan Department of Transportation  
Brighton TSC Fonda Place, Suite 500  
10321 E. Grand River Avenue  
Brighton, MI 48116

Petitioner's Agent: Steve Magnan  
Orchard, Hiltz and McClement, Inc.  
34000 Plymouth Road  
Livonia, MI 48150

Systems Planning  
File No. SP09-011

# AATA Park and Ride Lot -Zoning Map-



**Map Legend**  
 — Railroads

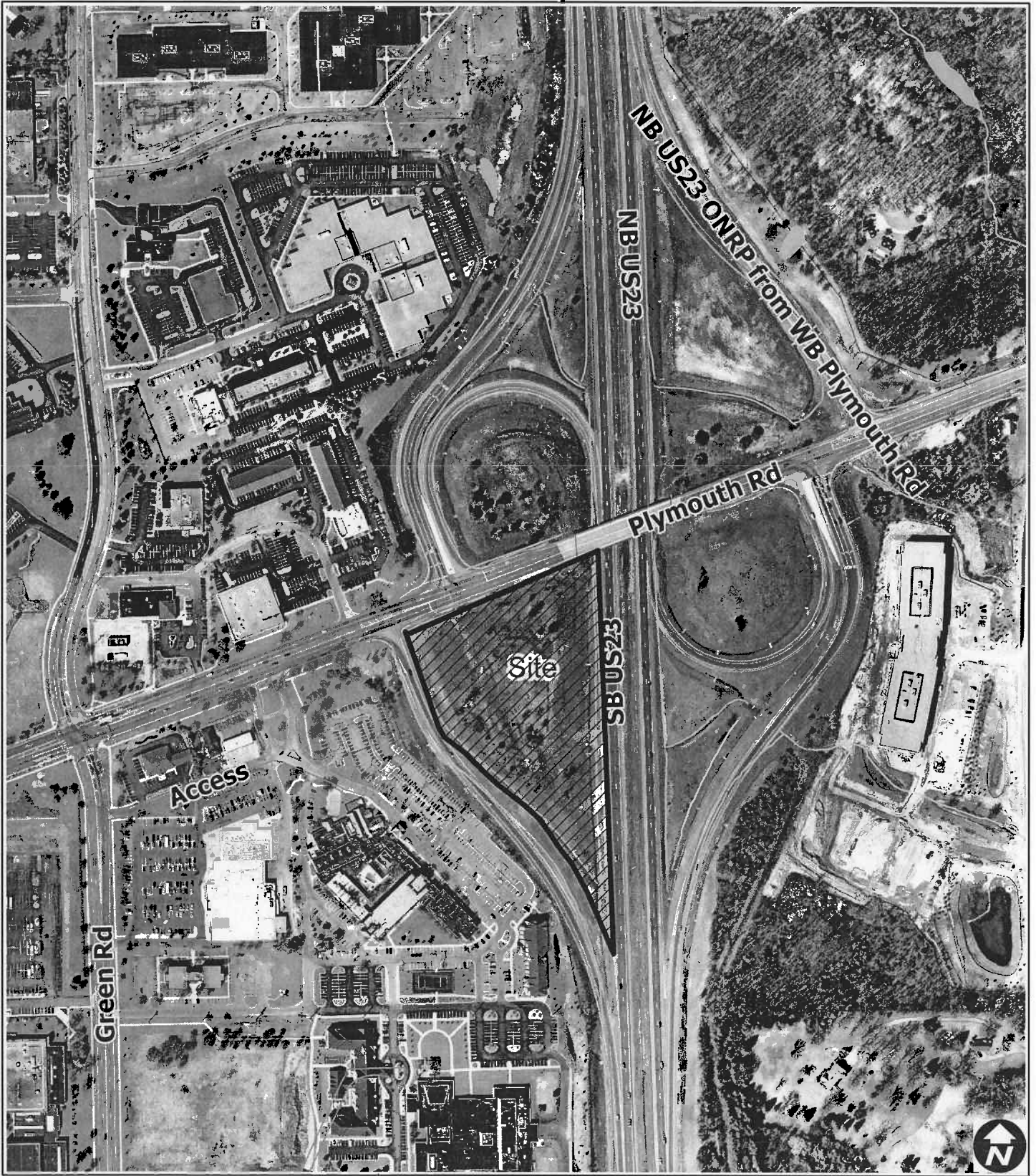


Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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# AATA Park and Ride Lot -Aerial Map-



0 215 430 860 Feet



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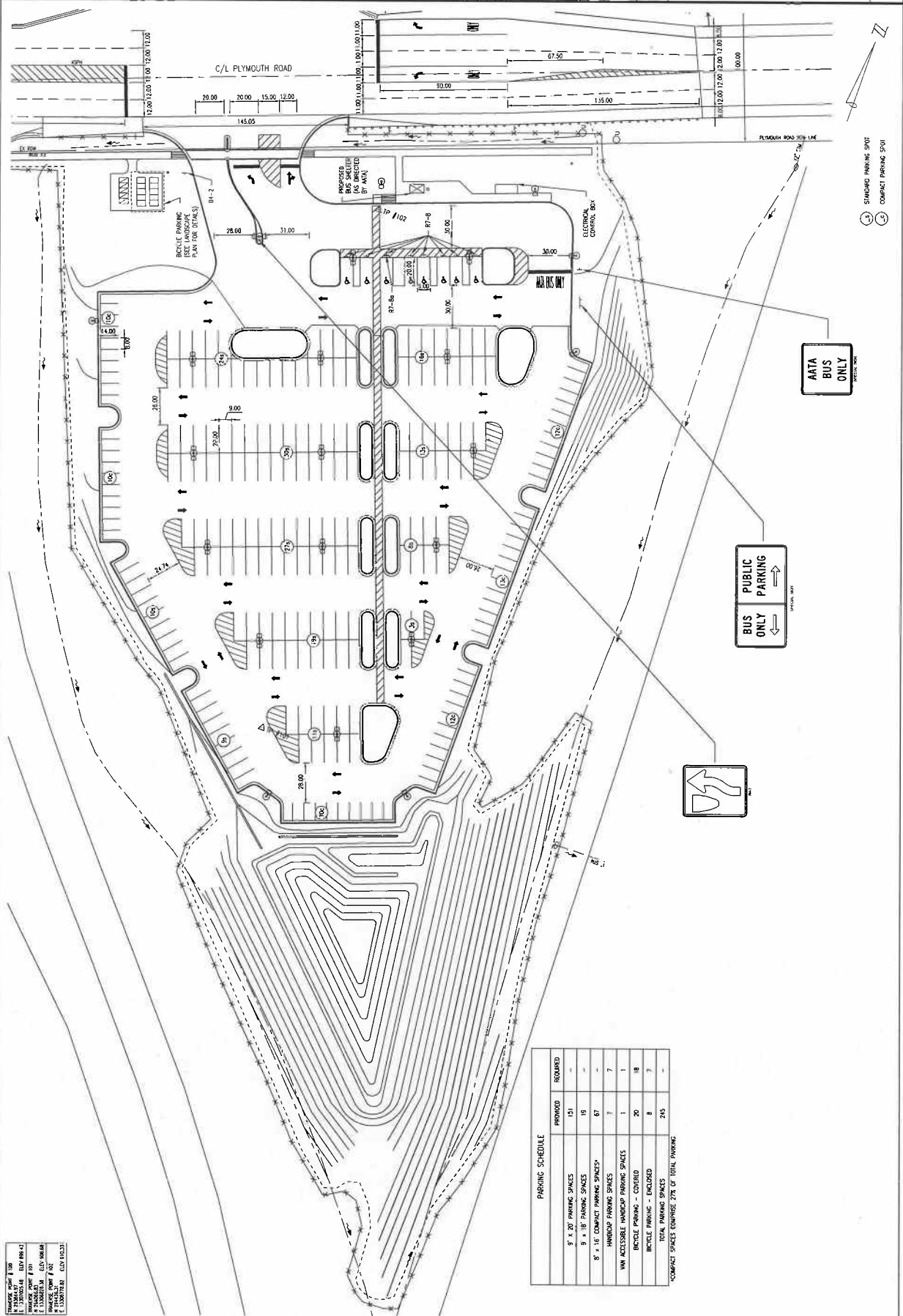
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### Map Legend

— Railroads

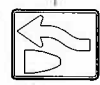
Maps available online:

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



ATA BUS ONLY

BUS ONLY PUBLIC PARKING

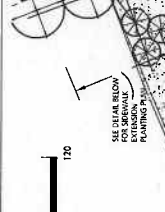
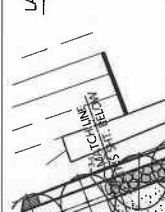
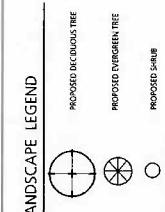
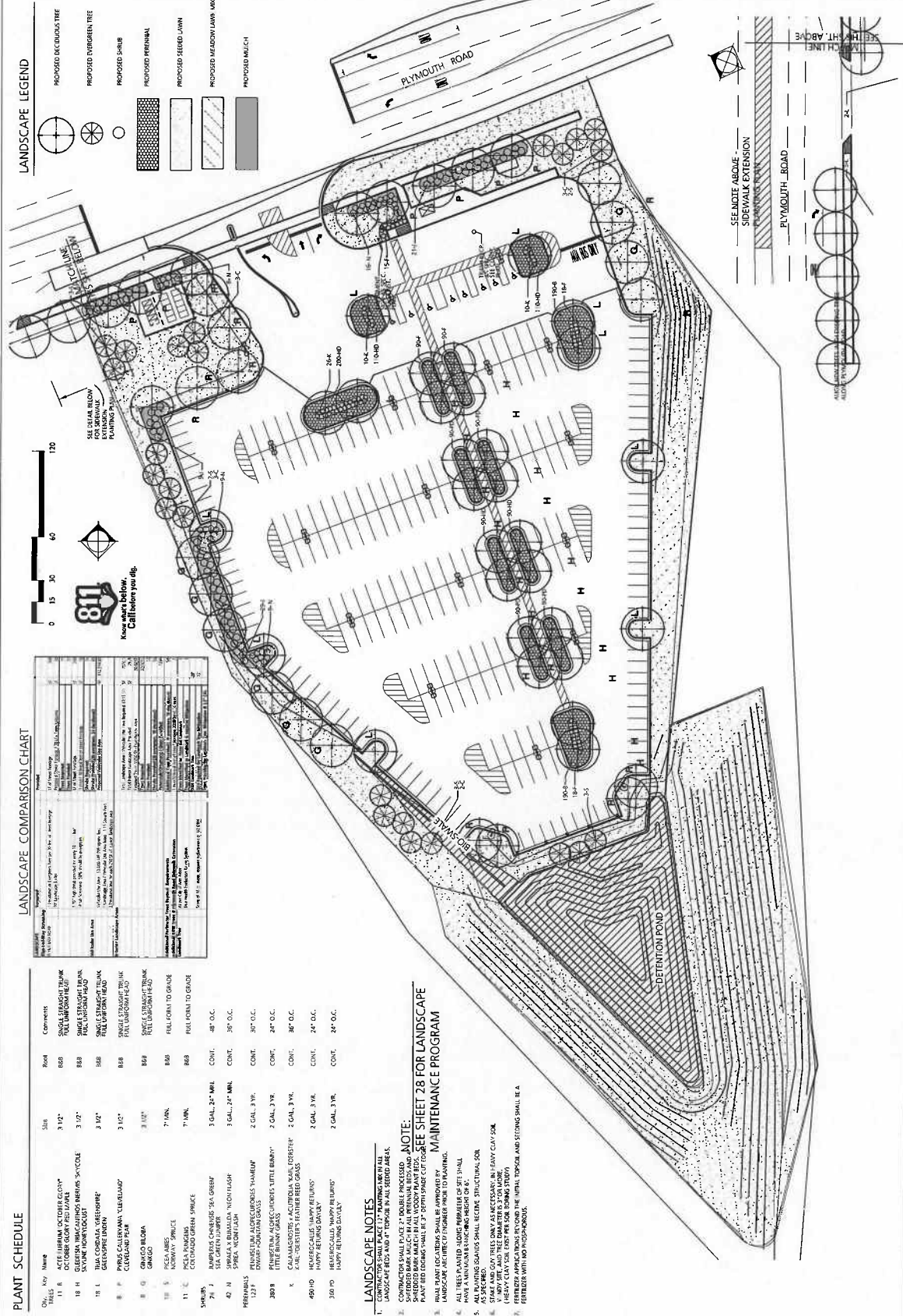


PARKING SCHEDULE		PROPOSED	REQUIRED
8' x 20' PARKING SPACES	151	151	151
8' x 18' PARKING SPACES	15	15	15
8' x 15' COMPACT PARKING SPACES*	67	67	67
HANDICAP PARKING SPACES	7	7	7
MIN ACCESSIBLE HANDICAP PARKING SPACES	1	1	1
BICYCLE PARKING - COVERED	20	20	18
BICYCLE PARKING - ENCLOSED	8	8	7
TOTAL PARKING SPACES	245	245	245

\*COMPACT SPACES COMPRISE 27% OF TOTAL PARKING

PROJECT NO: 100  
 DATE: 02/20/20  
 DRAWN BY: J. WILSON  
 CHECKED BY: J. WILSON  
 APPROVED BY: J. WILSON  
 TITLE: CIVIL ENGINEER





**LANDSCAPE COMPARISON CHART**

Item	Quantity	Plant Name	Size	Comments
1	1	ACTE LIBRARIUM	10" DB	SINGLE STRAIGHT TRUNK FULL UNIFORM HEAD
2	1	QUERCUS MARSHALII	10" DB	SINGLE STRAIGHT TRUNK FULL UNIFORM HEAD
3	1	TRILIAC	10" DB	SINGLE STRAIGHT TRUNK FULL UNIFORM HEAD
4	1	PRUNUS	10" DB	SINGLE STRAIGHT TRUNK FULL UNIFORM HEAD
5	1	GRABCO	10" DB	SINGLE STRAIGHT TRUNK FULL UNIFORM HEAD
6	1	PIEA	10" DB	FEEL POINT TO GRADE
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**PLANT SCHEDULE**

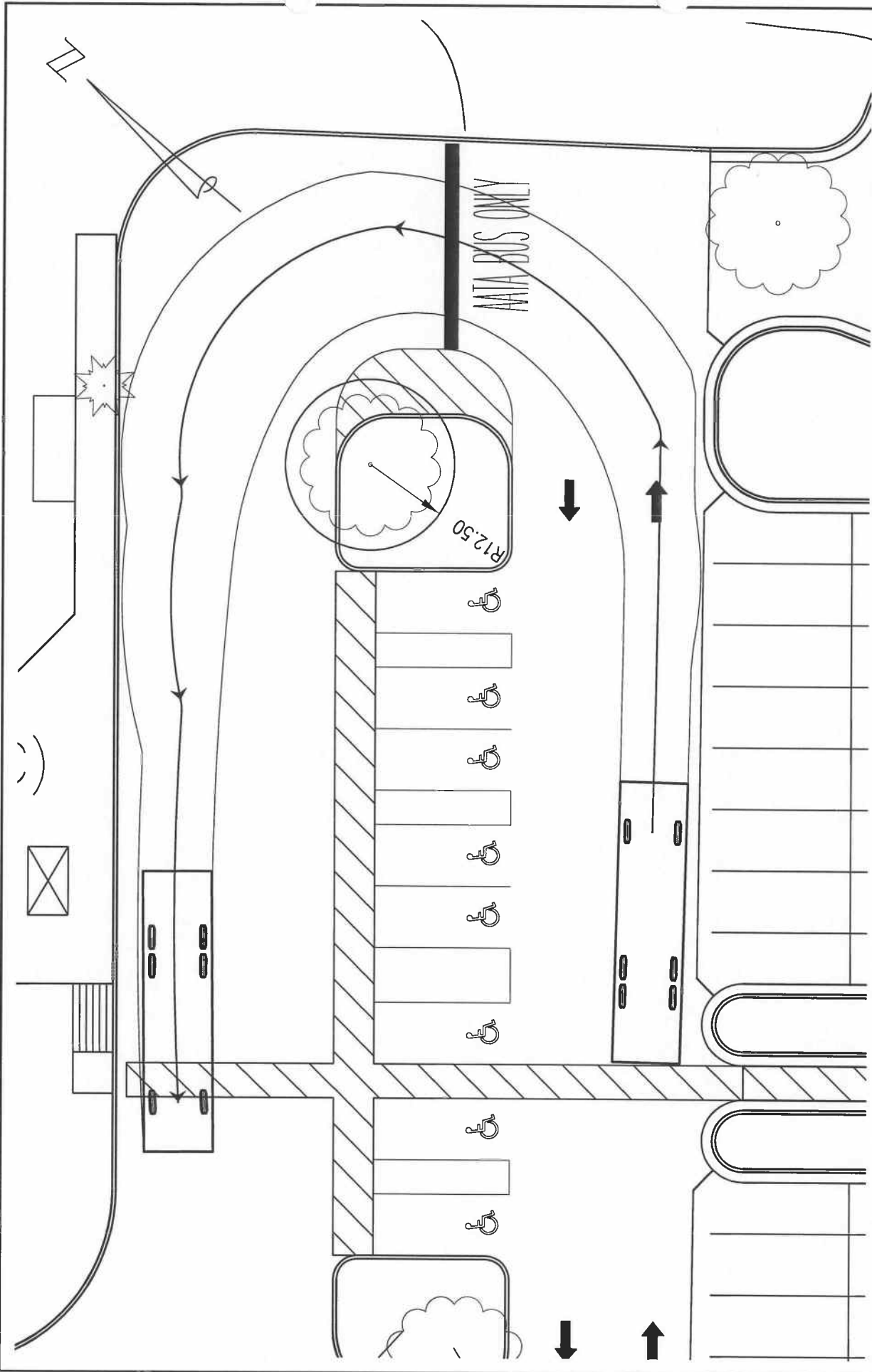
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**LANDSCAPE NOTES**

- CONTRACTOR SHALL PLACE 17" PLANTING HOLE IN ALL LANDSCAPE BEDS AND 4" TOPSOIL IN ALL SEEDING AREAS.
- CONTRACTOR SHALL PLACE 2" DOUBLE PROCESSED SHEDDED BARK MULCH IN ALL WOODY PLANT BEDS. PLANT BED TOPSOIL SHALL BE 10" DEPTH SINGLE CYTOGUS. MULCH SHALL BE 2" DEPTH SINGLE CYTOGUS.
- ALL TREES PLANTED SHOULD BE MINIMUM 10" DBH.
- ALL TREES PLANTED SHOULD BE MINIMUM 6" DBH.
- ALL PLANTING SHOULD BE DONE BY THE END OF THE DAY.
- STAKE AND GUY TREES ONLY AS NECESSARY. ALL TREES SHALL BE GUYED AND STAKED TO PREVENT SWAYING.
- FERTILIZER APPLICATIONS BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

**NOTE:** SEE SHEET 28 FOR LANDSCAPE MAINTENANCE PROGRAM

1. CONTRACTOR SHALL PLACE 17" PLANTING HOLE IN ALL LANDSCAPE BEDS AND 4" TOPSOIL IN ALL SEEDING AREAS.  
 2. CONTRACTOR SHALL PLACE 2" DOUBLE PROCESSED SHEDDED BARK MULCH IN ALL WOODY PLANT BEDS. PLANT BED TOPSOIL SHALL BE 10" DEPTH SINGLE CYTOGUS. MULCH SHALL BE 2" DEPTH SINGLE CYTOGUS.  
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 7. FERTILIZER APPLICATIONS BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.



SCALE H: 1"=20' V: 1"=2'  
SHEET 1 OF 2

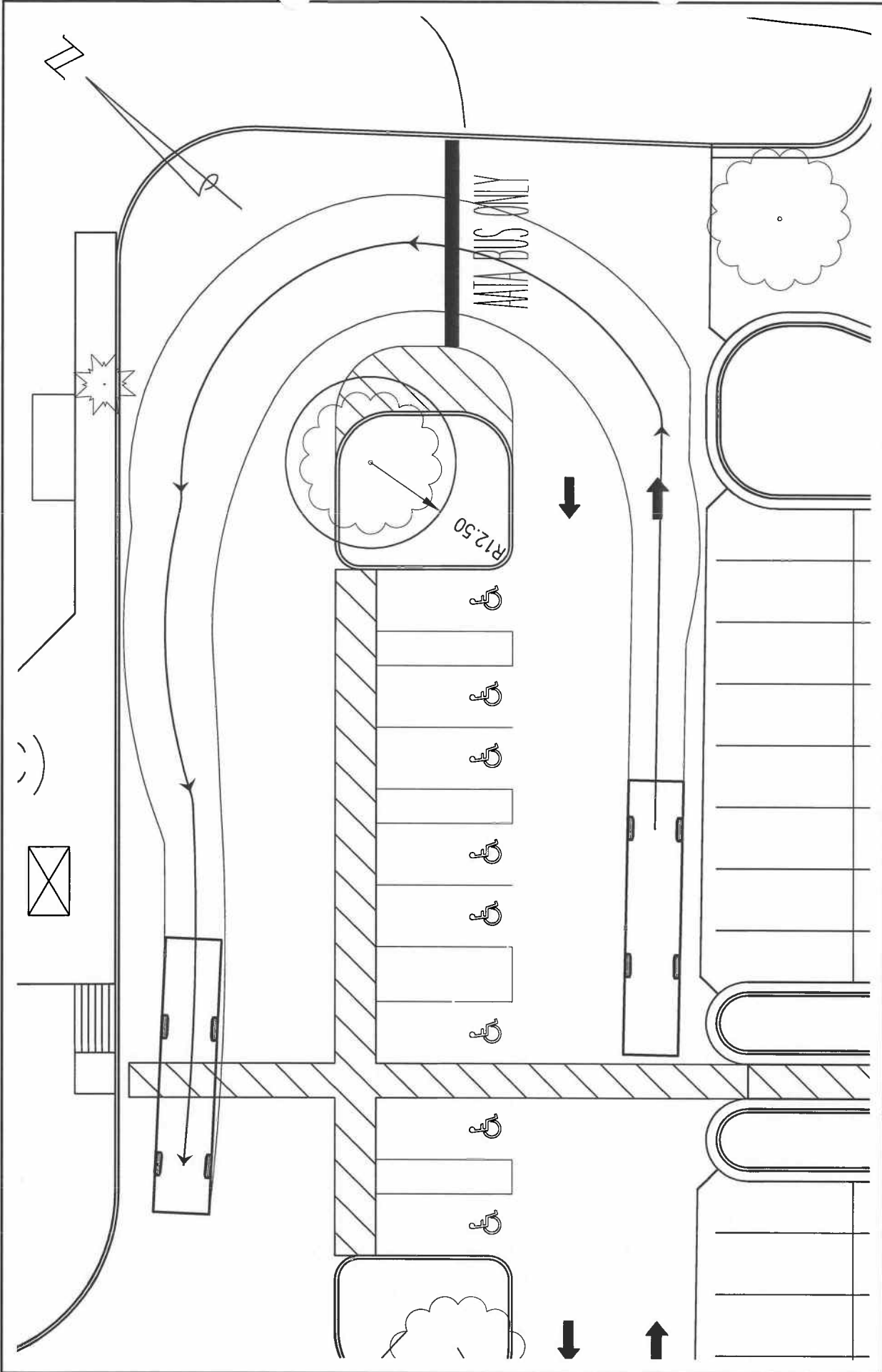
AATA PARK & RIDE  
LANDMARK TREE W/ FIRE TRUCK

*Alternatives Analysis*

ANN ARBOR TRANSPORTATION AUTHORITY  
34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM  
0028-08-0050

CLIENT: ANN ARBOR TRANSPORTATION AUTHORITY  
DRAWING PATH: P:\0000\_0100\0228070050\_AAA\_Park and Ride.dwg  
DATE: Apr 21, 2009 - 9:38am  
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SCALE: V: 1"=2'  
 SHEET: 2 OF 2

*Alternatives Analysis*

AATA PARK & RIDE  
 LANDMARK TREE w/ 40' BUS

JOB #  
 0028-06-0050

CLIENT:  
 ANN ARBOR TRANSPORTATION AUTHORITY

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

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RESOLUTION REQUIRING THAT  
MAJOR CITY IMPROVEMENTS BE REVIEWED  
BY CITY DEPARTMENTS AND THE CITY PLANNING COMMISSION

- Whereas, Many public improvements undertaken by the City and other governmental units strive to meet private development standards; even though they are not required to meet some of the standards that are required of private developments;
- Whereas, It is desirable to have public improvements adhere as close as practical to the same development standards that are required of private developers;
- Whereas, The City and other governmental units can set a positive example for the private development community when it constructs new or expanded public facilities;
- Whereas, It is recognized that adopted standards do not exist for some projects, such as road re-construction, which makes it impossible to compare public and private projects;

RESOLVED, By City Council that the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to City projects meeting private development regulations prior to recommending that the City Council approve funding for them, and that if the following City improvements cost more than \$250,000 they are to be reviewed by the City Planning Commission prior to Council approval:

- 1) new or reconstructed streets which change the streets geometric configuration or operations;
- 2) new or expanded public buildings which would normally require site plan review; and,
- 3) new or expanded parking lots or structures which would normally require site plan review.

RESOLVED, That in making a recommendation to the City Council the City Administrator shall indicate which private development regulations are not being met and indicate projects which do not have existing comparable private standards;

RESOLVED, That a copy of this resolution be sent to other governmental units that own property in the City with the request that they also obtain City review and comments regarding their proposed major improvements; and,

RESOLVED, That as a policy, City Council may proceed to construct public projects which do not meet all existing private development regulations when budget limitations prevent meeting such requirements.

DB:RAO:dcs

**APPROVED**  
BY COUNCIL

MAR 20 1989

W. NORTHCROSS  
CITY CLERK

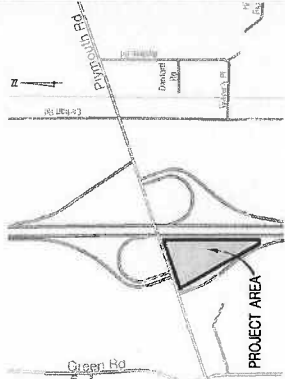
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## AATA Park & Ride

Welcome to the new Plymouth Road AATA Park & Ride lot.

This new project is being planned by the Ann Arbor Transportation Authority, and will be located at the SW quadrant of US-23 and Plymouth Road. It is a green facility, and is conveniently located to help local traffic within your community. If you have questions, comments, or concerns, please feel free to call AATA at 734.973.6500 or e-mail at [aatainfo@theride.org](mailto:aatainfo@theride.org)



**Thank you for your consideration.**

FRONT

3.5 x 5  
Postcard

green & convenient

Address  
Street  
Town, MI 48888

BACK

