

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of October 18, 2011**

**SUBJECT: Gallup One Stop Landscape Modification Request  
(2955 Packard Road)  
File No. SP10-025**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications in order to maintain the previously approved landscape plan according to Chapter 62 (Landscape and Screening Ordinance), Section 5:608(2)(c)(vii).

**STAFF RECOMMENDATION**

Staff recommends that the landscape modification request be **approved** because, the request is consistent with the intent of Chapter 62 (Landscape and Screening Ordinance) and meets the standards outlined in Chapter 62, Section 5:608(2).

**DESCRIPTION OF PETITION**

An Administrative Amendment to the Gallup One Stop site plan, which was originally approved in March 1989, currently is being reviewed by city staff to allow a 184 square foot addition to the existing gas station/convenience store. There are no alterations proposed to the previously-approved landscaping plan, although the petitioner will be required to add several new trees to the site that will replace trees on the original plan that have since died or were not installed per the plan.

An Administrative Amendment requires the project to be brought into compliance with all existing City codes. A recent change to Chapter 62 (Landscaping and Screening) now provides that the Planning Commission (or City Council, whichever is the approving body) may approve a modification to allow landscape elements which are part of a previously approved site plan to be maintained and continued as nonconforming provided no alterations of the existing landscape elements are proposed. Previously, this modification was approved by City Staff, no action from the Planning Commission or City Council was required. The existing landscape plan has deficiencies from the current code in required interior landscaping islands, Right-of-way buffer and Conflicting land use buffer.

This modification request can meet standards above and due to the small scale of the proposed addition, limited space available on the site, and the fact that the project was submitted before the changes to Chapter 62, compliance with the landscaping standards would be impractical. With approval of the modification request, staff will be able to approve the Administrative Amendment under review.

Prepared by Matt Kowalski  
Reviewed by Wendy Rampson

Attachments: Landscape Plan

c: Petitioner: Gallup Properties  
2151 South State Street  
Ann Arbor, MI 48106

Petitioner's Representative: Todd Quatro  
T.S. Quatro Company Inc.  
201 North Park Street  
Ypsilanti, MI 48198

City Attorney  
Systems Planning  
File No. SP10-025

