

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 20, 2010

**SUBJECT: Kroger Grocery Store Site Plan for Planning Commission Approval
400 South Maple Road (Project No. SP10-007)**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Kroger Grocery Store Site Plan for Planning Commission Approval, subject to removal of construction material and equipment prior to finalization of building permits or certificate of occupancy as applicable.

STAFF RECOMMENDATION

Staff recommends that the petition be proposed **approved** because the contemplated development would comply with all applicable state, local and federal laws, ordinances, standards and regulations; no natural features would be disturbed; 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.

DESCRIPTION OF PETITION

This petition was postponed by the Planning Commission at their meeting of July 8, 2010 to allow additional time to address outstanding issues identified by staff. The issues and a summary of how they have been addressed are described below.

Site Plan Layout Revisions – Staff noted that the aisle along the south side of the building was being widened in excess of 24 feet to accommodate truck access, which caused a significant amount of off-site grading. Staff and Commission encouraged the petitioner to reduce the aisle width as much as possible and adjust the west landscape island radius and eliminate parking spaces if needed.

The revised layout cuts away some of the west landscape island, making it easier for delivery trucks to turn the corner around the building, and narrows the aisle adjacent to the drive-thru window to 20 feet. With the revisions, the west half of the aisle will remain as existing and the east half will be expanded southward to accommodate the new landscape island separating the drive-thru lane from the general circulation aisle.

Off-site Grading Easement – As of Wednesday, July 14, 2010, the petitioner has received a verbal agreement with the south adjacent property owner for a temporary grading easement to construct the proposed project.

Systems Planning – A *City of Ann Arbor Geodetic Reference System (AAGRS) Coordinate Transformation Worksheet* has been submitted for review and approval.

Existing Conditions – The existing conditions sheet of the site plan set has been corrected to accurately show all existing conditions and note all variances previously granted to the site.

Kroger Drive-Thru
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Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
jsj/7/16/10

Attachments: Revised Site Plan
7/8/10 Planning Staff Report

c: Petitioner: Jeffrey A. Scott Architects PC
Attn: Jason Fochtman
32316 Grand River Ave, Suite 200
Farmington, MI 48336

City Attorney
Systems Planning
File No. SP10-007

HIGHWAY I-94

SOUTH MAPLE ROAD

PARKING CALCULATIONS

EXISTING BUILDING =
 MAIN LEVEL = 74,498 SQ. FT.
 MEZZANINE = 4,064 SQ. FT.

MAIN LEVEL = 1 PKG SPACE/310 SQ. FT. = 241 PARKING SPACES MIN OR 1 PKG SPACE/265 SQ. FT. = 282 PARKING SPACES MAX

MEZZANINE = 1 PKG SPACE/333 SQ. FT. = 13 PARKING SPACES MIN OR 1 PKG SPACE/250 SQ. FT. = 17 PARKING SPACES MAX

ADDITIONAL SQUARE FOOTAGE = 1,939 SQ. FT.
 1 PKG SPACE/310 SQ. FT. = 6 PARKING SPACES MIN OR 1 PKG SPACE/265 SQ. FT. = 8 PARKING SPACES MAX

TOTAL SPACES REQUIRED = 260 PARKING SPACES MIN OR 307 PARKING SPACES MAX

TOTAL EXISTING PARKING SPACES = 363 PARKING SPACES
 TOTAL PARKING PROPOSED = 349 PARKING SPACES

KROGER D-688

GROSS AREA: 80,501 SQ. FT.
 EXISTING BUILDING = 78,562 SQ. FT.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 2 SOUTH, RANGE 5 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 00°28'00" WEST 395.00 FEET ALONG THE EAST LINE OF SECTION 25 AND THE CENTER LINE OF MAPLE ROAD; THENCE NORTH 89°06'36" WEST 568.68 FEET PARALLEL WITH THE EAST-WEST 1/4 LINE OF SECTION 25; THENCE SOUTH 00°14'15" WEST 262.47 FEET; THENCE NORTH 89°45'45" WEST 159.00 FEET; THENCE NORTH 00°14'15" EAST 90.49 FEET; THENCE NORTH 89°45'45" WEST 107.00 FEET; THENCE SOUTH 00°14'15" WEST 34.00 FEET; THENCE NORTH 89°45'45" WEST 147.69 FEET TO THE EASTERLY RIGHT OF WAY OF HIGHWAY I-94; THENCE NORTH 09°01'00" EAST 807.19 FEET ALONG THE EASTERLY RIGHT OF WAY OF HIGHWAY I-94 TO THE EAST-WEST 1/4 LINE OF SECTION 25; THENCE SOUTH 89°06'36" EAST 835.40 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 25 TO THE POINT OF BEGINNING. CONTAINS 10.66 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL RIGHTS, EASEMENTS AND PRIVILEGES SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT.

SITE PLAN
1"=30'-0"

GENERAL NOTES

1. LANDSCAPING TO REMAIN AS EXISTING (NO CHANGE PROPOSED) OUTSIDE OF THE LANDSCAPE ISLAND SHOWN. THE EXISTING LANDSCAPING IS COMPLIANT WITH ANN ARBOR STANDARDS.
2. SITE LIGHTING TO REMAIN AS EXISTING.
3. SITE SIGNAGE TO REMAIN AS EXISTING.
4. NOT USED.
5. NO CHANGE IN SETBACKS PROPOSED.
6. ALL MATERIALS TO MATCH EXISTING.
7. THE SITE PLAN IS BASED ON DRAWINGS PREPARED BY LEDY DESIGN GROUP DATED 10-10-95 AS PROVIDED BY THE KROGER COMPANY.
8. ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

ENLARGED SITE PLAN
1"=10'-0"

VARIANCES RECEIVED:

NOV. 15, 1995 - VARIANCE TO ALLOW PARKING IN THE FRONT OPEN SPACE ALONG I-94.

MAR. 22, 2000 - VARIANCE TO ALLOW INCREASED HEIGHT (150') FOR WIRELESS COMMUNICATION TOWER AT REAR OF SITE.

ISSUED FOR:
 CITY COMMENTS 07-12-10
 CITY COMMENTS 06-18-10
 CITY COMMENTS 05-14-10
 SITE PLAN APPROVAL 02-26-10
 SITE PLAN APPROVAL 01-21-2000
 OWNER REVIEW 04-27-06

PROPOSED INTERIOR REMODEL FOR:



STORE NO. D-688
 400 SOUTH MAPLE RD.
 ANN ARBOR, MICHIGAN 48103

THE KROGER CO.



32316 grand river ave. suite 200
 farmington, michigan 48336-3261
 (248) 476-8800 fax (248) 476-8833

SITE PLAN

project no. 0904
 sheet no. ASP-1

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