

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 16, 2017

**SUBJECT: LA Fitness Maple Village Site Plan
155 North Maple Road
File No. SP17-010**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the LA Fitness Maple Village Site Plan, subject to resolving all outstanding issues identified by staff prior to scheduling for City Council action.

STAFF RECOMMENDATION:

Staff recommends that the site plan be **approved** because, once all outstanding issues have been resolved, the contemplated development complies with all applicable state, local and federal laws, ordinances, standards and regulations; the development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare.

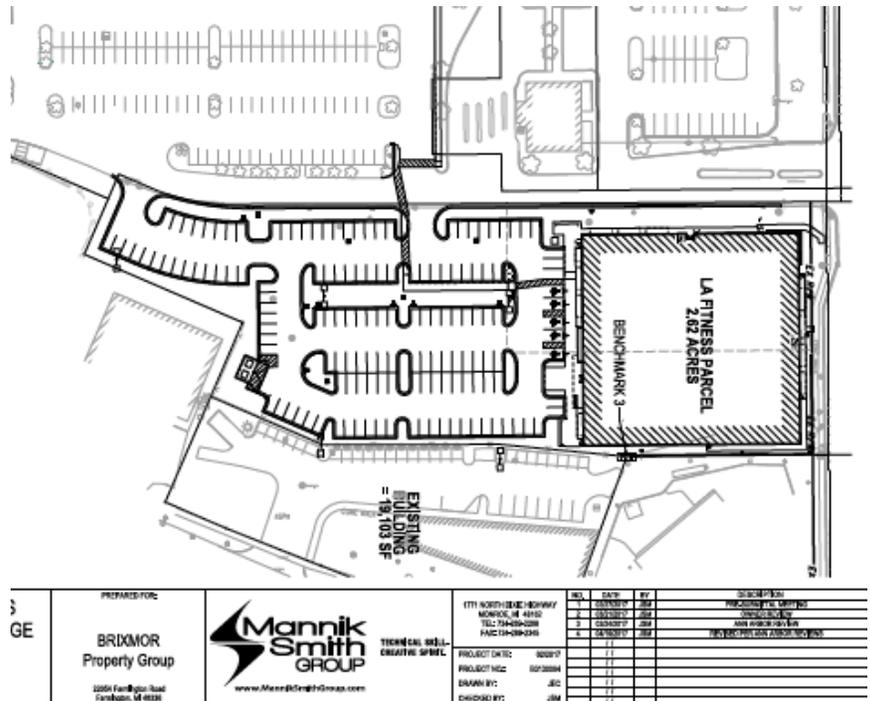
LOCATION:

West side of North Maple Road between Jackson Avenue and Dexter Avenue.
West planning area.
Allen Creek watershed.
Ward 5.

DESCRIPTION OF PETITION:

Summary – A proposed site plan to demolish the existing English Gardens building and construct a new 34,000-square foot LA Fitness building and 150 parking spaces. The site will be accessed through the Maple Village shopping center and share additional parking spaces with the shopping center. Site is 2.6 acres, zoned C3 (Fringe Commercial).

Site Layout – The proposed building is located along North Maple Road, set back 10 feet from the front lot line, and south of the shopping center’s southern entrance. The



fitness center's main entrance is on the west side, facing the rear of the site and the parking lot. Large windows are proposed on the west, north and east sides of the building. The south side of the building faces an existing retaining wall separating the subject site from the adjacent Shell Gas Station and a small retail center at 2570 Jackson Road. See Sheet 7 of the Site Plan.

Access and Parking – The fitness center is accessed through the Maple Village shopping center. One hundred fifty parking spaces are provided on the site. As 170 spaces are required for the 34,000-square foot center, an easement to use 20 parking spaces on the Maple Village shopping center site will be provided. Currently, both the LA Fitness and Maple Village sites are under the same ownership.

Forty-four bicycle parking spaces are proposed at the northwest and southwest corners of the building.

Landscaping, Screening, Buffers – The site plan requires interior landscape islands within the parking lot, which are provided. Some landscape islands are bioretention areas incorporated into the storm water management system, as required. The landscape plan also includes ten replacement trees for the removal of two landmark trees (more below). Right-of-way screening or conflicting land use buffers are not required for the proposed development.

Natural Features – The site has two landmark trees, a 22-inch honey locust and 15-inch prunus, among its 18 total trees. These trees are generally along the front and south side lot lines. All trees are proposed to be removed and mitigation for the landmark trees is provided.

An alternatives analysis with four potential layouts was prepared (see Sheet 15 of the Site Plan). The analysis shows that no layout can both save the landmark trees and comply with the maximum front setback requirement as well as avoid encroachment into existing public utility easements.

Storm Water Management – Renovations and updates to the adjacent 31.2-acre Maple Village Shopping Center in 2015 included creating 33,880 square feet of bioretention area for water quality treatment of the entire site, providing storm water management at Maple Village for the first time ever. Maple Village's underlying soils provide excellent infiltration, so much so that its system can offer credits to the proposed LA Fitness system when the systems are connected by conveyance pipes as proposed. In the end, the LA Fitness system will provide for detention and infiltration of the 100-year storm volume and the Maple Village site will still exceed minimum water quality treatment volumes.

Building Design and Materials – The primary building surface material is EIFS (engineered insulation finishing system) or painted concrete panels, with prefinished metal siding as a secondary material. Large storefront windows are proposed on the west, north and east sides of the building. The main building entrance is located on the west side of the building, facing the parking lot.

LA Fitness Maple Village Site Plan
Page 3



Figure 1 - North and East Elevations

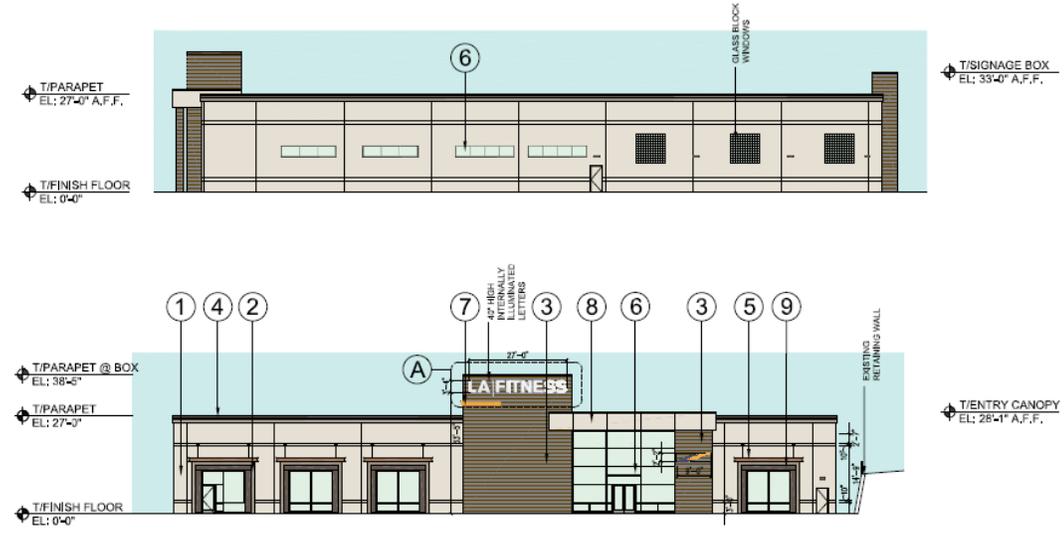


Figure 2 - South and West Elevations

ZONING ANALYSIS (COMPARISON CHART):

		EXISTING	PROPOSED	REQUIRED/ PERMITTED
Zoning		C3	C3	C3
Lot Area		114,127 sq ft (2.6 acres)	Same	6,000 sq ft MIN
Floor Area as % Lot Area Ratio		13% (13,500 sq ft)	30% (34,000 sq ft)	200% MAX (228,254 sq ft)
Setback	Front-Maple	265 ft	10 ft	10 ft MIN – 25 ft MAX
	Side	0 ft (S), 45 ft (N)	5 ft (S), 27 ft (N)	0 ft MIN
	Rear	70 ft	285 ft	0 ft MIN
Height		Approx 15 ft/1 story	38 ft/1 story	55 ft/4 stories MAX
Vehicle Parking		Unknown	150 on-site, 20 off-site	170 MIN
Bicycle Parking		None	44 Class C	34 MIN

LAND USE ANALYSIS (SURROUNDING LAND USES AND ZONING):

	LAND USE	ZONING
NORTH	Maple Village Shopping Center	C3 Fringe Commercial
EAST	Veterans Memorial Park	PL Public Land
SOUTH	Shell Gas Station, Jackson Road Retail	C3
WEST	Bank of America	C3

CITY MASTER PLAN:

Seven documents constitute the elements of the City Master Plan:

1. Sustainability Framework (2013)
2. Land Use Element (2009)
3. Downtown Plan (2009)
4. Transportation Plan Update (2009)
5. Non-motorized Transportation Plan (2007) and Update (2013)
6. Parks and Recreation Open Space Plan (2016-2020)
7. Natural Features Master Plan (2004)

Staff finds the proposed development to further the majority of goals articulated in each applicable element of the City Master Plan. In particular, it achieves several of the goals:

- The proposed use is consistent with the Land Use Element future land use recommendation for this site
- The vision of Transportation Plan Update is realized through placing the building close to the street with parking behind, using and sharing existing parking spaces, as well as sharing driveways and using cross-access connections between adjacent properties.

- The values of the Non-motorized Plan and Update are met through the building fronting the street to create a comfortable and accommodating streetscape to pedestrians, and convenient and safe access to pedestrian, bicycle and transit facilities outside the development.

SERVICE UNIT COMMENTS:

Planning – Staff have noted one outstanding issue – documentation of an easement or other legal instrument for 20 off-site parking space must be provided. For this reason, staff recommend conditional approval. Otherwise, the proposed site plan meets the standards for approval and furthers the majority of goals of the City Master Plan.

Engineering – Staff have noted several outstanding issues. In summary, the outstanding issues involve placement of the proposed sanitary sewer lead, proper discharging of the pool backwash water, and correcting the legal description of the subject site and the Maple Village shopping center. Resolving these issues should not require any changes to the site layout.

Prepared by Alexis DiLeo
Reviewed by Brett Lenart
5/12/17

Reference Documents: [Site Plan #2 \(Trakit\)](#)
 [Petitioner's CPO Postcard \(Trakit\)](#)

Attachments: Zoning Map
 Aerial Photo

c: Mark Salma, Brixmor Property Group (Owner)
Jeff Myers, The Mannik & Smith Group, Inc. (Petitioner's Agent)
Systems Planning
Project No. SP17-010