



July 6, 2018

Mr. Matt Kowalski
City of Ann Arbor
301 E. Huron
Ann Arbor, MI 48107

Re: Maple Village Planned Project

Dear Mr. Kowalski:

Please find attached as reference, concept drawings for a proposed 12,500 square foot restaurant to be developed on the existing Maple Village Shopping Center. We have also included for Planning Commission reference a previously approved and currently constructed landscape plan.

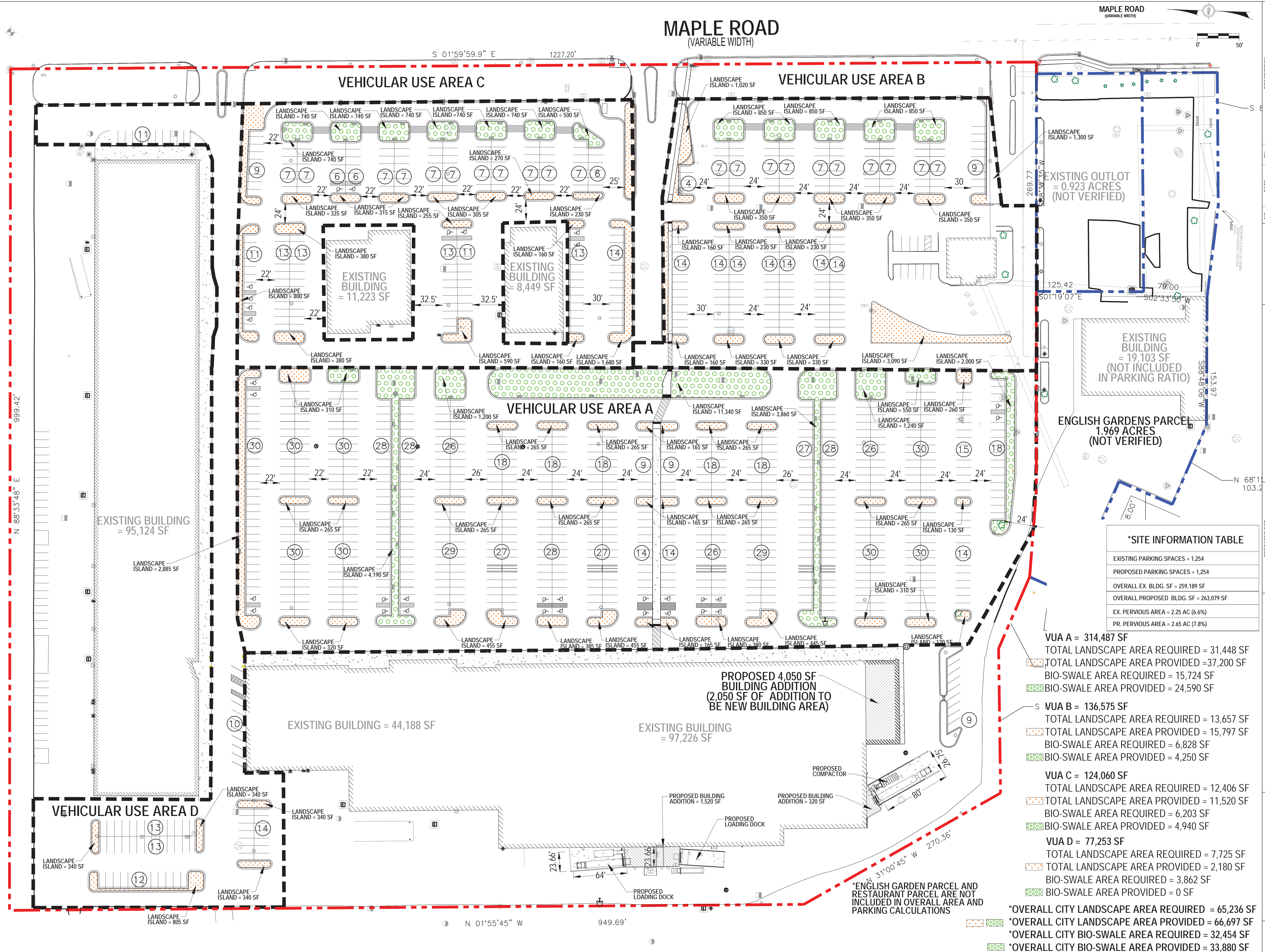
Enclosed are 3 options for new restaurant. Within each option we have provided the "pros and cons" of each location as they pertain to meeting setback code requirements for existing C-3 zoning. It is our intention to informally discuss with Planning Commission which option will serve the community, the development and tenant. Each location shown has pluses and minuses as they relate to not only the zoning code and cost of development, but the operation of the tenant as well.

We look forward to speaking with all of you on Tuesday night.

Regards,

Ken Erickson
Brixmor Properties





DESCRIPTION	
CITY RESUBMITTAL #1	1
WCVR SUBMITTAL #2	2
CITY RESUBMITTAL #2	3

NO.	DATE	BY	DATE	BY
1	1/17/16	RPL	1/17/16	RPL
2	1/17/16	RPL	2/10/16	RPL
3	2/10/16	RPL		

65 CADILLAC SQUARE
SUITE 3311
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT DATE: 1/22/2015
PROJECT NO.: B3130001
DRAWN BY: ITK
CHECKED BY: DPC

TECHNICAL SKILL: CREATIVE SPIRIT:

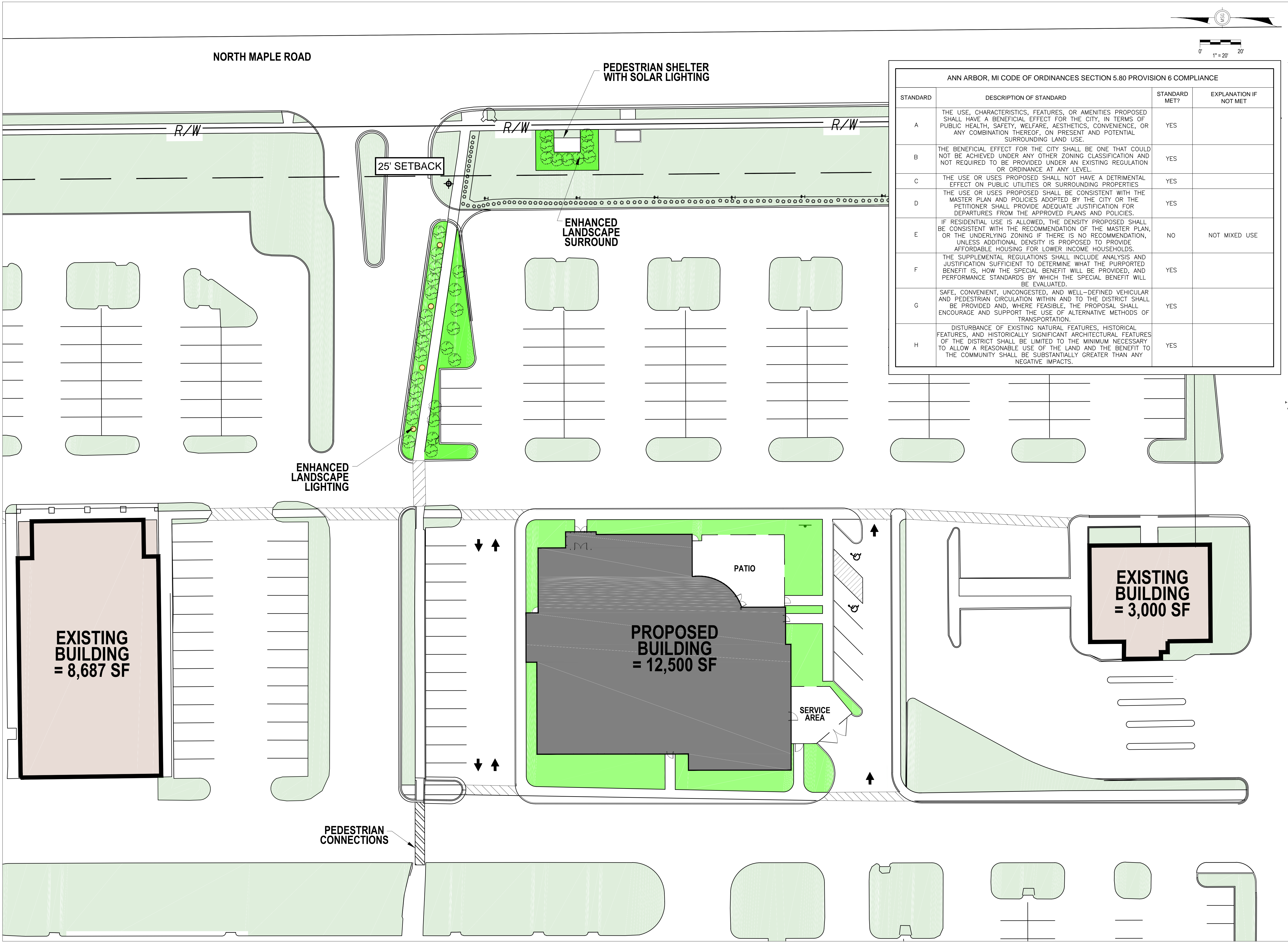
Mannik Smith Group
www.MannikSmithGroup.com

PREPARED FOR:
BRIMMOR
Property Group
22054 Farmington Road
Farmington, MI 48330

MAPLE VILLAGE SHOPPING CENTER RE-DEVELOPMENT
205 NORTH MAPLE ROAD
ANN ARBOR, MI

ZONING EXHIBIT

C2.1



ANN ARBOR, MI CODE OF ORDINANCES SECTION 5.80 PROVISION 6 COMPLIANCE			
STANDARD	DESCRIPTION OF STANDARD	STANDARD MET?	EXPLANATION IF NOT MET
A	THE USE, CHARACTERISTICS, FEATURES, OR AMENITIES PROPOSED SHALL HAVE A BENEFICIAL EFFECT FOR THE CITY, IN TERMS OF PUBLIC HEALTH, SAFETY, WELFARE, AESTHETICS, CONVENIENCE, OR ANY COMBINATION THEREOF, ON PRESENT AND POTENTIAL SURROUNDING LAND USE.	YES	
B	THE BENEFICIAL EFFECT FOR THE CITY SHALL BE ONE THAT COULD NOT BE ACHIEVED UNDER ANY OTHER ZONING CLASSIFICATION AND NOT REQUIRED TO BE PROVIDED UNDER AN EXISTING REGULATION OR ORDINANCE AT ANY LEVEL.	YES	
C	THE USE OR USES PROPOSED SHALL NOT HAVE A DETRIMENTAL EFFECT ON PUBLIC UTILITIES OR SURROUNDING PROPERTIES	YES	
D	THE USE OR USES PROPOSED SHALL BE CONSISTENT WITH THE MASTER PLAN AND POLICIES ADOPTED BY THE CITY OR THE PETITIONER SHALL PROVIDE ADEQUATE JUSTIFICATION FOR DEPARTURES FROM THE APPROVED PLANS AND POLICIES.	YES	
E	IF RESIDENTIAL USE IS ALLOWED, THE DENSITY PROPOSED SHALL BE CONSISTENT WITH THE RECOMMENDATION OF THE MASTER PLAN, OR THE UNDERLYING ZONING IF THERE IS NO RECOMMENDATION, UNLESS ADDITIONAL DENSITY IS PROPOSED TO PROVIDE AFFORDABLE HOUSING FOR LOWER INCOME HOUSEHOLDS.	NO	NOT MIXED USE
F	THE SUPPLEMENTAL REGULATIONS SHALL INCLUDE ANALYSIS AND JUSTIFICATION SUFFICIENT TO DETERMINE WHAT THE PURPORTED BENEFIT IS, HOW THE SPECIAL BENEFIT WILL BE PROVIDED, AND PERFORMANCE STANDARDS BY WHICH THE SPECIAL BENEFIT WILL BE EVALUATED.	YES	
G	SAFE, CONVENIENT, UNCONGESTED, AND WELL-DEFINED VEHICULAR AND PEDESTRIAN CIRCULATION WITHIN AND TO THE DISTRICT SHALL BE PROVIDED AND, WHERE FEASIBLE, THE PROPOSAL SHALL ENCOURAGE AND SUPPORT THE USE OF ALTERNATIVE METHODS OF TRANSPORTATION.	YES	
H	DISTURBANCE OF EXISTING NATURAL FEATURES, HISTORICAL FEATURES, AND HISTORICALLY SIGNIFICANT ARCHITECTURAL FEATURES OF THE DISTRICT SHALL BE LIMITED TO THE MINIMUM NECESSARY TO ALLOW A REASONABLE USE OF THE LAND AND THE BENEFIT TO THE COMMUNITY SHALL BE SUBSTANTIALLY GREATER THAN ANY NEGATIVE IMPACTS.	YES	

DESCRIPTION

BY

DATE

NO.

1771 NORTH DIXIE HIGHWAY
ANN ARBOR, MI 48106
TEL: 734-289-2200
FAX: 734-289-2345

PROJECT DATE: 07/05/2018
PROJECT NO.: 63130022
DRAWN BY: NAF
CHECKED BY: MDL

TECHNICAL SKILL
CREATIVE SPIRIT.

**Mannik
Smith
GROUP**

www.MannikSmithGroup.com

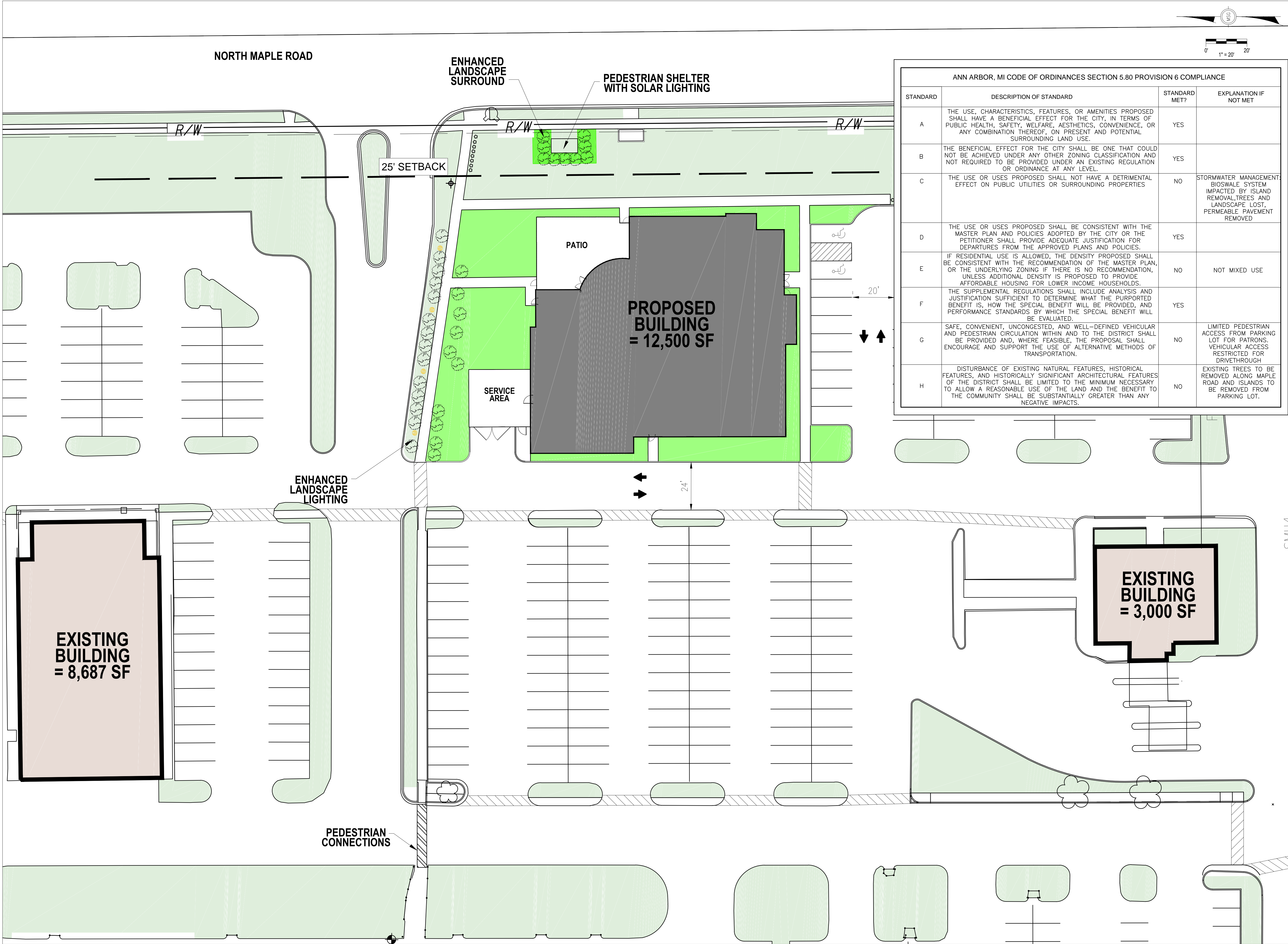
PREPARED FOR:

BRIXMOR
Property Group
22054 Farmington Road
Farmington, MI 48335

MAPLE VILLAGE SHOPPING CENTER

155-396 NORTH MAPLE ROAD
ANN ARBOR, MI 48103

PROPOSED SITE PLAN
IN LINE WITH EXISTING



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C	THE USE OR USES PROPOSED SHALL NOT HAVE A DETRIMENTAL EFFECT ON PUBLIC UTILITIES OR SURROUNDING PROPERTIES	NO	STORMWATER MANAGEMENT BIOSWALE SYSTEM IMPACTED BY ISLAND REMOVAL, TREES AND LANDSCAPE LOST, PERMEABLE PAVEMENT REMOVED
D	THE USE OR USES PROPOSED SHALL BE CONSISTENT WITH THE MASTER PLAN AND POLICIES ADOPTED BY THE CITY OR THE PETITIONER SHALL PROVIDE ADEQUATE JUSTIFICATION FOR DEPARTURES FROM THE APPROVED PLANS AND POLICIES.	YES	
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H	DISTURBANCE OF EXISTING NATURAL FEATURES, HISTORICAL FEATURES, AND HISTORICALLY SIGNIFICANT ARCHITECTURAL FEATURES OF THE DISTRICT SHALL BE LIMITED TO THE MINIMUM NECESSARY TO ALLOW A REASONABLE USE OF THE LAND AND THE BENEFIT TO THE COMMUNITY SHALL BE SUBSTANTIALLY GREATER THAN ANY NEGATIVE IMPACTS.	NO	EXISTING TREES TO BE REMOVED ALONG MAPLE ROAD AND ISLANDS TO BE REMOVED FROM PARKING LOT.

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TEL: 734-289-2200
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DRAWN BY: NAF

CHECKED BY: MDL

TECHNICAL SKILL.
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Mannik Smith GROUP

www.MannikSmithGroup.com

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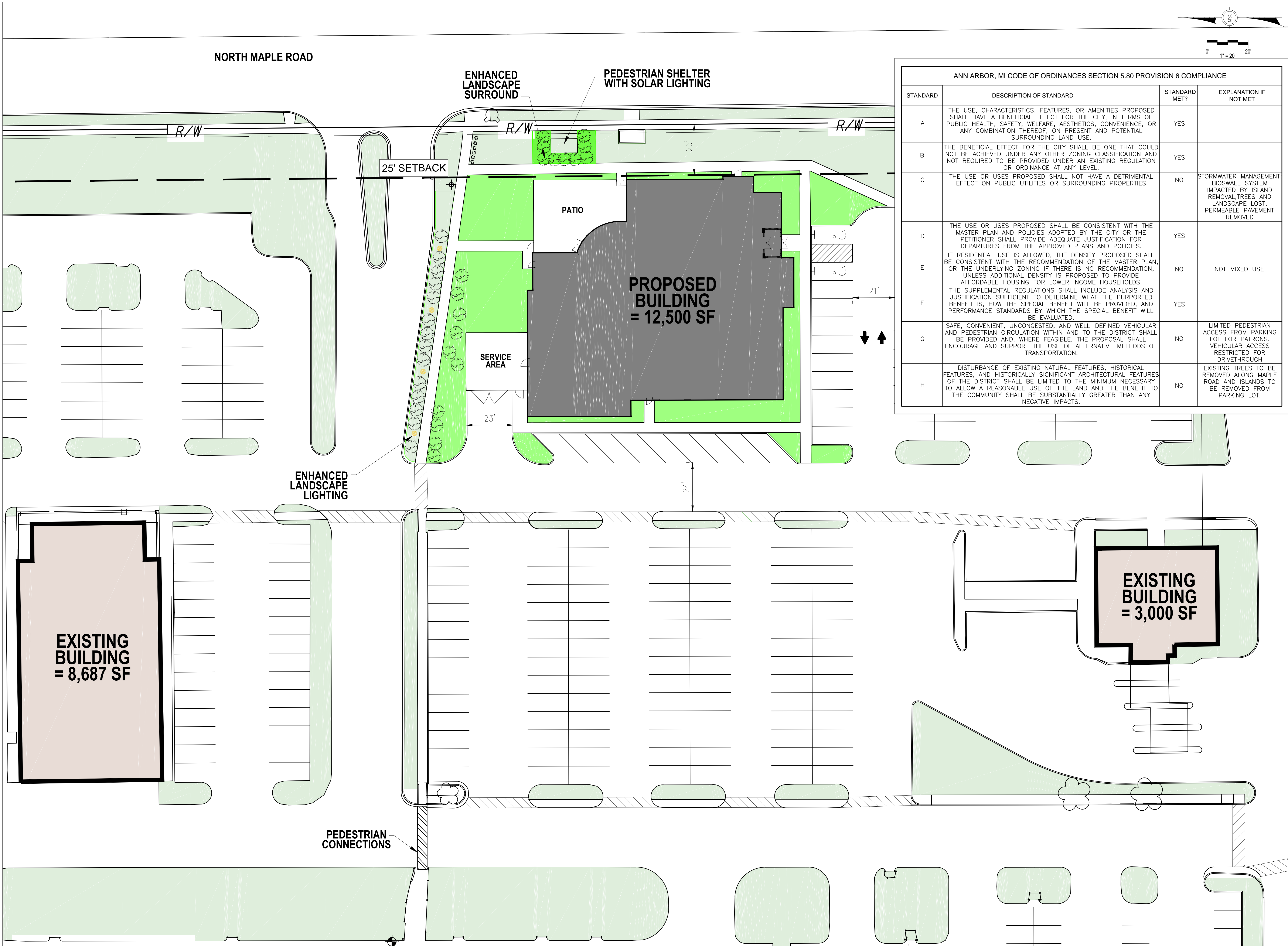
MAPLE VILLAGE SHOPPING CENTER

BRIXMOR Property Group

22054 Farmington Road
Farmington, MI 48335

PROPOSED SITE PLAN
OFF SETBACK LINE

155-396 NORTH MAPLE ROAD
ANN ARBOR, MI 48103



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1771 NORTH DIXIE HIGHWAY
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PROPOSED SITE PLAN
AT SETBACK

