



Legislation Details (With Text)

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Title: Resolution to Approve Food Gatherers Revised PUD Site Plan, 1 Carrot Way (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 8/21/12 Planning Staff Report, 2. 8/21/12 Planning Commission Minutes, 3. 8-21-2012 CPC Draft Min for Food Gatherers Revised PUD.pdf, 4. FG A-2 Proposed Elevs Rev 9-20-12

Date	Ver.	Action By	Action	Result
10/1/2012	1	City Council	Held and Closed	
10/1/2012	1	City Council	Approved	Pass

Resolution to Approve Food Gatherers Revised PUD Site Plan, 1 Carrot Way (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution to approve the Food Gatherers Revised PUD Site Plan. Approval of this resolution will allow for the construction of a large addition to the rear of the existing building and additional parking spaces on the south side of the site.

Petition Summary:

- The Revised PUD Site Plan proposes a 12,646-square foot addition to the rear of the existing 16,977-square foot facility. The bulk of the addition will be refrigerated space for storage of fresh and frozen food. Other improvements proposed include a slight reconfiguration of the main entrance door, outdoor produce washing stations, and 22 additional parking spaces. Landscape buffers and parking lot lighting will be enhanced, replaced, or relocated as necessary to maintain compliance with current code requirements.
- A separate administrative land transfer request has been submitted to shift the shared lot line between the Food Gatherers site and the vacant parcel to the southeast (also owned by Food Gatherers) by approximately 70 feet. This will transfer 0.43 acres from the vacant parcel to the Food Gatherers site and will enable the expansion of the Food Gatherer's parking lot as well as provide the necessary lot area to maintain a conforming floor area ratio with the warehouse expansion.
- The Washtenaw County Water Resources Commissioner's office has jurisdiction over the shared storm water management system serving all three parcels on Carrot Way, which also directly ties into Traver Creek. The Water Resources Commissioner has determined the existing system is adequate for the proposed project.

- The petitioners notified all property owners and residents within 500 feet of the site by mail that a petition had been submitted. No one contacted either the petitioner or staff with any questions, comments or concerns.

The City Planning Commission, at its meeting of August 21, 2012, recommended approval of this request.

Attachments: Proposed Resolution
 8/21/12 Planning Staff Report
 8/21/12 Planning Commission Minutes
Prepared By: Alexis DiLeo, City Planner
Reviewed By: Wendy L. Rampson, Planning Manager
 Sumedh Bahl, Community Services Administrator

Whereas, Food Gatherers has requested PUD site plan approval in order to develop the Food Gatherers Revised PUD Site Plan;

Whereas, An administrative land transfer request has been made and will be approved in conjunction with approval of the site plan petition;

Whereas, The Ann Arbor City Planning Commission, on August 21, 2012, recommended approval of the petition;

Whereas, The development would comply with the Carrot Way PUD zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That City Council approve the Food Gatherers Revised PUD Site Plan dated August 1, 2102, upon the condition that the administrative land transfer request is approved.