



Legislation Text

File #: 10-0237, **Version:** 1

Resolution to Approve Retail Plaza Planned Project Site Plan, Northwest Corner of Platt and Ellsworth Roads (CPC Recommendation: Approval - 8 Ayes and 0 Nays)

Attached is a resolution to approve the Retail Plaza Planned Project Site Plan. Approval of this resolution will allow for construction of a small shopping center.

The City Planning Commission recommended approval of this request at its meeting of June 2, 2009.

Petition Summary:

- The proposed plan includes an 8,040-square foot retail building and 21 parking spaces on-site. An easement and parking agreement has been proposed for five additional parking spaces at the Shell Gas Station across Platt Road, which has extra spaces beyond the minimum required.
- Planned project modifications are requested to reduce the normal 25-foot minimum front setback to 10 feet, allowing the building to be closer to the Platt Road front lot line and Ellsworth Road front lot line and, therefore, offering better pedestrian orientation.
- The site has been annexed and is proposed to be zoned C1 (Local Business District), with conditions. The proposed conditional zoning will limit the sale of firearms and alcohol from the retail center.

Attachments: 6/2/09 Planning Commission Minutes
Planning Staff Report

Prepared by: Alexis DiLeo, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager, Sumedh Bahl, Interim Community Services Administrator

Whereas, Samah & Jawich LLC has requested planned project site plan approval in order to develop an 8,040-square foot retail building at the northwest corner of Platt and Ellsworth Roads with 21 on-site parking spaces and an additional 5 off-site parking spaces at an existing development across from the site;

Whereas, Planned project modifications have been requested to reduce the normal 25-foot minimum front setback requirement to 10 feet to allow better pedestrian orientation;

Whereas, The Ann Arbor City Planning Commission recommended approval of the planned project site plan, as well as requests to annex the site and zone it C1 Local Business District, on June 2, 2009;

Whereas, The contemplated development complies with all applicable state, local and federal law,

ordinances, standards and regulations;

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

RESOLVED, That City Council approve the Retail Plaza Planned Project Site Plan dated July 1, 2009, subject to recording a shared parking easement prior to issuance of any building permits.