



Legislation Text

File #: 08-0556, **Version:** 1

Resolution to Approve Bombay Grocers Planned Project Site Plan, 0.34 Acre, 3070 Packard Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Attached is a resolution requesting approval of the above planned project site plan for the construction of a 4,960-square foot, single-story retail building on this vacant site. A planned project modification has been requested from the 40-foot front setback requirement of Chapter 55 (Zoning). The petitioner has requested a reduction from 40 feet to zero feet. The petitioner has also requested modifications to the conflicting land use buffer requirements of Chapter 62 (Landscape and Screening). A 15-foot buffer is required along the rear property line; however, a portion of the driveway is located within the buffer area. The petitioner proposes to provide more landscaping in the remaining buffer area.

Benefits justifying these modifications are allowing the use of the existing rear access route, which will eliminate a curb cut on the site; and bringing the proposed building into conformity with adjacent buildings, which will result in retail streetscape continuity and allow a greater rear setback to buffer the adjacent residential properties.

The City Planning Commission, at its meeting of May 20, 2008, recommended approval of the planned project site plan and modifications to the conflicting land use buffer requirements.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, Mukeshkumar Patel has requested planned project site plan approval in order to construct a 4,960-square foot, single-story retail building at 3070 Packard Road;

Whereas, Mukeshkumar Patel has also requested a planned project modification from the front setback requirements of Chapter 55 (Zoning) and a modification from the conflicting land use buffer requirements of Chapter 62 (Landscape and Screening);

Whereas, The Ann Arbor City Planning Commission, on May 20, 2008, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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 or welfare;

RESOLVED, That City Council approve the Bombay Grocers Planned Project Site Plan and planned project modification from the front setback requirements of Chapter 55; and

RESOLVED, That City Council approve the modification to the conflicting land use buffer requirement of Chapter 62.