



## Legislation Details (With Text)

<b>File #:</b>	13-0086	<b>Version:</b>	1	<b>Name:</b>	3/18/13 The Shoppes at 3600 Site Plan
<b>Type:</b>	Resolution/Public Hearing			<b>Status:</b>	Passed
<b>File created:</b>	3/18/2013			<b>In control:</b>	City Council
<b>On agenda:</b>	3/18/2013			<b>Final action:</b>	3/18/2013
<b>Enactment date:</b>	3/18/2013			<b>Enactment #:</b>	R-13-089
<b>Title:</b>	Resolution to Approve The Shoppes at 3600 Site Plan, 3600 Plymouth Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. 1/15/13 Planning Staff Report				

Date	Ver.	Action By	Action	Result
3/18/2013	1	City Council	Approved	Pass
3/18/2013	1	City Council	Held and Closed	

Resolution to Approve The Shoppes at 3600 Site Plan, 3600 Plymouth Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 9,490 square foot, single-story retail building with one drive-thru and 33 parking spaces.

### Petition Summary:

- The Site Plan proposes to divide a 1-acre parcel from the existing hotel site and re-zone to C-3 (Fringe Commercial). The site plan includes a proposed 9,490 square foot, single-story retail building fronting along Plymouth Road with a drive-thru lane and 33 parking spaces.
- The petitioner addressed issues raised by Planning Commission by providing landscaping screening of the drive-thru lane from Plymouth Road and US-23 Highway and submitting an alternatives analysis evaluating the building placement at a different location.

The City Planning Commission, at its meeting of January 15, 2013, recommended approval of this request.

**Attachments:** 1/15/13 Planning Staff Report  
1/15/13 Planning Commission Minutes  
**Prepared By:** Chris Cheng, City Planner  
**Reviewed By:** Wendy L. Rampson, Planning Manager  
Sumedh Bahl, Community Services Area Administrator

Whereas, Diverse Development has requested site plan approval in order to develop a proposed 9,490 square foot, single-story retail building with one drive-thru and 33 parking spaces;

Whereas, The Ann Arbor City Planning Commission, on January 15, 2013, recommended approval of the petition;

Whereas, The development would comply with the C3 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; and

RESOLVED, That City Council approve The Shoppes at 3600 Site Plan, dated 10/1/12, subject to completion of the following prior to issuance an any permits for construction of a new building: 1) approval of a land division, 2) approval of an administrative amendment to the parent site plan, 3) recording of an ingress/egress easement along the existing drive from Plymouth Road, and 4) recording of storm water and cross parking easements.