



## Legislation Details (With Text)

**File #:** 17-1081      **Version:** 1      **Name:** 8/21/17 - LA Fitness Maple Village Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 8/21/2017      **In control:** City Council  
**On agenda:** 8/21/2017      **Final action:** 8/21/2017  
**Enactment date:** 8/21/2017      **Enactment #:** R-17-316

**Title:** Resolution to Approve LA Fitness Maple Village Site Plan, 155 North Maple Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. May 16, 2017 Planning Staff Report

Date	Ver.	Action By	Action	Result
8/21/2017	1	City Council	Held and Closed	
8/21/2017	1	City Council	Approved	Pass

Resolution to Approve LA Fitness Maple Village Site Plan, 155 North Maple Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 34,000-square foot LA Fitness building and 150 parking spaces.

### Petition Summary:

- The Site Plan proposes to demolish the existing English Gardens building and construct a new 34,000-square foot LA Fitness Building and 150 parking spaces. The site will be accessed through the Maple Village shopping center and will share additional parking spaces with the center. Storm water management for the 100-year storm volume is provided, in addition to the water quality treatments already in place to serve the Maple Village shopping center.
- The petitioner addressed issues raised by Planning Commission by submitting [revised plans](http://etrakit.a2gov.org/etrakit3/viewAttachment.aspx?Group=PROJECT&ActivityNo=SP17-) <http://etrakit.a2gov.org/etrakit3/viewAttachment.aspx?Group=PROJECT&ActivityNo=SP17-> that resolved all outstanding comments.

The City Planning Commission, at its meeting of May 16, 2017, recommended approval of this request.

**Attachments:** May 16, 2017 Planning Staff Report  
May 16, 2017 Planning Commission Minutes  
**Prepared By:** Alexis DiLeo, City Planner  
**Reviewed By:** Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
**Approved By:** Howard S. Lazarus, City Administrator

Whereas, The Brixmor Property Group has requested site plan approval in order to develop a new 34,000-square foot LA Fitness building associated with the Maple Village shopping center;

Whereas, The Ann Arbor City Planning Commission, on May 16, 2017 recommended approval of the petition, subject to resolving outstanding staff comments;

Whereas, The development would comply with the C3 (Fringe Commercial) 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;

Whereas, All outstanding staff comments have been satisfactorily addressed;

RESOLVED, That City Council approve the LA Fitness Site Plan dated June 26, 2017.