

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 20, 2011

**SUBJECT: Traver Village Site Plan for Planning Commission Approval
(2601 Plymouth Road)
File No. SP11-032**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Traver Village Site Plan for Planning Commission Approval.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications, pursuant to Chapter 62 (Landscape and Screening Ordinance), Section 5:608(2)(c)(vii) in order to maintain the existing crushed tile in landscaped islands, subject to the petitioner replacing the crushed tile with organic mulch when landscaping trees are replaced.

STAFF RECOMMENDATION

Staff recommends that this petition be **postponed** to allow staff and the petitioner additional time to confirm compliance with the storm water detention and street tree requirements. If these issues are able to be resolved prior to the December 20th meeting, staff will provide an updated recommendation at the meeting.

LOCATION

The site is located at 2601 Plymouth Road (Traver Creek Watershed).

DESCRIPTION OF PETITION

The petitioner proposes to modify parking areas on this site to provide better access to the southernmost store (near Plymouth Road), which has been vacant for over a year. The petitioner intends to convert this vacant retail space to three smaller tenant spaces that will have entrances from the south of the building and provide a 25-space parking lot between the south side of the building and Plymouth Road, between the west service drive and the main entry drive to the shopping center. The southern edge of this parking lot is proposed to be 35 feet from the property line and 46 feet to the edge of the street. Sidewalk connections will be provided along both driveways from the Plymouth Road public sidewalk to the interior sidewalk system.

Off-Street Parking - The petitioner proposes to remove a total of 128 parking spaces in other areas of the site. Most of these spaces will be removed near the northwest corner, at the rear of the Kroger store. These spaces will be replaced with a shallow bio-retention area. Other

parking spaces in the main parking lot will be removed and replaced with landscaping islands. The total number of vehicular spaces will be reduced from 609 to 506 spaces, bringing the site closer to the maximum parking requirement of 492 spaces.

The petitioner proposes adding bicycle storage in order to become compliant with Chapter 59 requirements. Currently, 38 Class C bicycle spaces exist. The petitioner proposes to provide a total of 22 Class B spaces (covered) and 26 Class C spaces (not covered). The petitioner believes that the reconfigured tenant spaces with the additional parking spaces will help activate this portion of the site.

Access – Vehicular access to the site is provided by five existing curb cuts, including two on Plymouth Road, two on Nixon Road and one on Huron Parkway. No change is proposed for these access points. The main interior change to site access includes the 25-space parking lot proposed between the south side of the existing retail building and Plymouth Road. This lot will provide interior access between the two Plymouth Road curb cuts.

Natural Features – No regulated natural feature is proposed to be removed.

Storm Water Detention – Storm water will continue to be collected and drained to a regional detention facility on the west side of Traverwood Boulevard. Although this plan proposes to construct a 9,530 square foot parking lot, it also proposes the removal of 16,334 square feet of impervious surface for a total net reduction in impervious surface of 6,804 square feet.

Landscaping – A total of 13 evergreen trees will be removed as a result of constructing the 25 space parking lot. A total of 46 new trees will be planted as a result of this project, including 6 right-of-way screening trees, 26 replacement trees (replacing dead or dying trees), and 14 landscaping trees. The petitioner will landscape the area between the edge of the parking lot and Plymouth Road with trees and shrubs. The bio-retention area is proposed to include 18 new trees.

The petitioner is requesting a modification from Chapter 62 (Landscaping and Screening) to permit the existing “non-biodegradable crushed tile mulch” to remain in the landscape beds. The petitioner has indicated that the tile mulch “meets the intent to provide infiltration without compacting the soil. The crushed tile mulch has been in place since the center was constructed, and the majority of the trees and shrubs in the mulch are doing well. Some biodegradable mulch, like shredded bark, has a tendency to form an impenetrable mat, and can pull nutrients out of the soil. The existing mulch does not form a mat or barrier and permits infiltration”.

The Planning Commission (or City Council, whichever is the approving body) may approve a modification to allow landscape elements which are part of a previously approved site plan to be maintained and continued as nonconforming provided no alterations of the existing landscape elements are proposed. Staff supports the request to permit the existing crushed tile mulch to remain, subject to the petitioner replacing it with organic mulch when landscaping trees are replaced. The petitioner has included a note on the plan indicating that the crushed tile mulch will be replaced with organic mulch when trees are replaced in landscaped islands.

Citizen Participation – The petitioner mailed 786 post cards on November 15, 2011. 23 postcards were returned with a “return to sender, unable to forward” note. No comments, emails or phone calls have been received by the petitioner or staff.

COMPARISON CHART

		EXISTING	PROPOSED	REQUIREMENTS
Zoning		C3 (Fringe Commercial)	C3 (Fringe Commercial)	C3 (Fringe Commercial)
Gross Lot Area		541,015 sq/ft (12.42 acres)	541,015 sq/ft (12.42 acres)	6,000 sq/ft MIN
Floor Area Ratio In % of Lot Area		22.8% (123,469 sq/ft)	22.8% (123,469 sq/ft)	200% MAX (1,082,902 sq/ft)
Setbacks	Front	Plymouth: 100' Nixon: 40' Huron Pkway: 75'	Plymouth: 100' Nixon: 40' Huron Pkway: 75"	10' MIN 25' MAX (MAX applies to at least 1 ROW)
	Side	West: 50 ft	West: 50 ft	None
Building Height		35 ft	35 ft	55 ft MAX
Parking – Automobiles		609 spaces (existing, non-conforming)	506 spaces (existing non-conforming)	420 spaces MIN 492 spaces MAX
Parking - Bicycles		38 Class C	22 spaces – Class B 26 spaces – Class C	22 spaces – Class B 22 spaces – Class C

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	R4B (Multiple Family Dwelling)
EAST	Commercial	C3 (Fringe Commercial)
SOUTH	Research	PUD (Planned Unit Development)
WEST	Office/Research	ORL (Office, Research, Limited Industrial)

HISTORY

The site is currently a retail center that was constructed in the late 1980's.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends commercial uses for this site. The design guidelines recommend that, "street trees should be provided along both public and private streets". The Ann Arbor Transportation Authority (AATA) serves the site with multiple routes. The Non-motorized Plan recommends bicycle lanes in Plymouth Road and Huron Parkway. Bicycle lanes exist in Plymouth Road. Sidewalks currently exist along all frontages.

DEPARTMENT COMMENTS

Planning – The proposed project will reduce the amount of impervious surfaces by approximately 6,804 square feet and reduce the total number of parking spaces by 103. The number of proposed parking spaces is in excess of the required maximum parking requirement but is considered an existing non-conforming situation since the maximum was added in 2000, after the spaces had been constructed.

The C3 setback standards were recently changed, which affects the minimum and maximum setback requirements for this site. The project was originally built with a minimum front setback requirement of 40 feet (no maximum). The new front setback requirement includes a 10 foot minimum and a 25 foot maximum. No addition is proposed of the existing building and the existing setback is considered an existing, non-conforming situation.

Staff recommends that the petitioner provide four street trees in the lawn extension adjacent to the new parking lot along Plymouth Road. The petitioner plans to remove 13 older evergreen trees and provide seven new 2-inch caliper trees for the right-of-way screening requirement. The addition of four street trees will help mitigate the visual impact of the loss of the evergreen trees and the construction of the new parking lot.

Systems Planning (Forestry) –The developer is requesting a modification of Chapter 62 to keep existing tile mulch in landscape islands where Chapter 62 requires the use of organic mulch. Organic mulch decomposes, which improves soil quality and fertility, while stone mulch does not. In addition, organic mulch will retain soil moisture not just allow infiltration, soil moisture is critically important for plant survival especially in landscape islands. Staff supports the proposed modification to retain the existing crushed tile mulch and replace it with organic mulch when trees are replaced. This support is conditional on the replacement of the 21 interior landscaping trees that were evaluated at less than 50% health.

In accordance with Chapter 57 Attachment C, developers are required to pay a street tree escrow fee for the purpose of planting and maintaining trees on the public street right-of-way abutting a development. The Street Tree Escrow (STE) for the previous approved site plan was waived because adequate street trees were planted, however there are currently only a few street trees in the right-of-way surrounding Traver Village. Based on the 2365.50 feet of street frontage without street trees, the street tree escrow amount for this site is \$3075.15. This amount must be paid prior to issuing building permits.

Traver Village
12/20/2011
Page 5

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
rmg/12/16/11

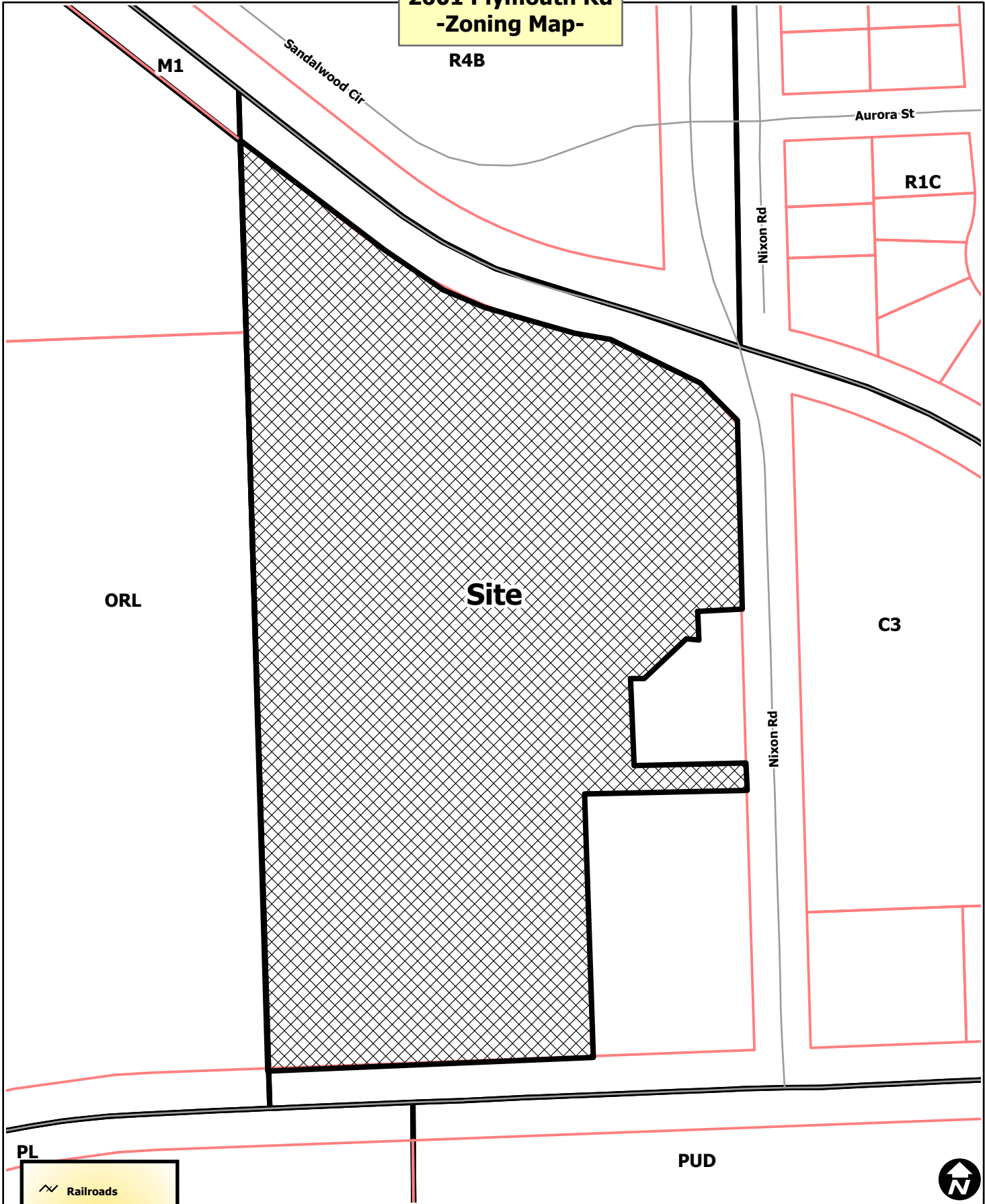
Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Proposed Parking Lot Plan
Landscaping Plan
Landscaping Modification Application





c: Developer: First Martin Corporation
115 E. Depot St.
Ann Arbor, MI 48104

Engineer: Midwestern Consulting, LLC
3815 Plaza Drive
Ann Arbor, MI 48108

City Attorney
Systems Planning (Forestry)
Systems Planning (Land Development)
File No. SP11-032

**2601 Plymouth Rd
-Zoning Map-**



-  Railroads
-  Parcel Property
-  Township
-  City of Ann Arbor



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 Map Created: 11/3/2011

2601 Plymouth Rd -Aerial Map-



 Railroads
 Parcel Property



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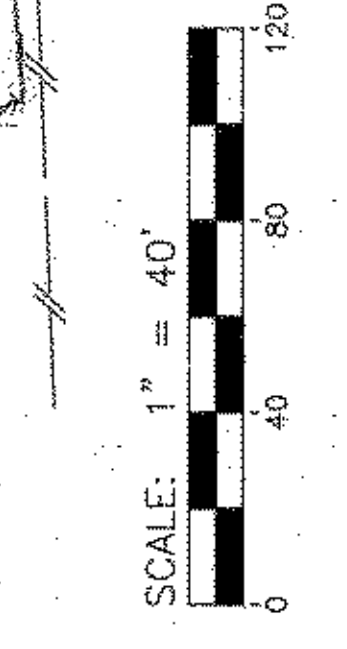
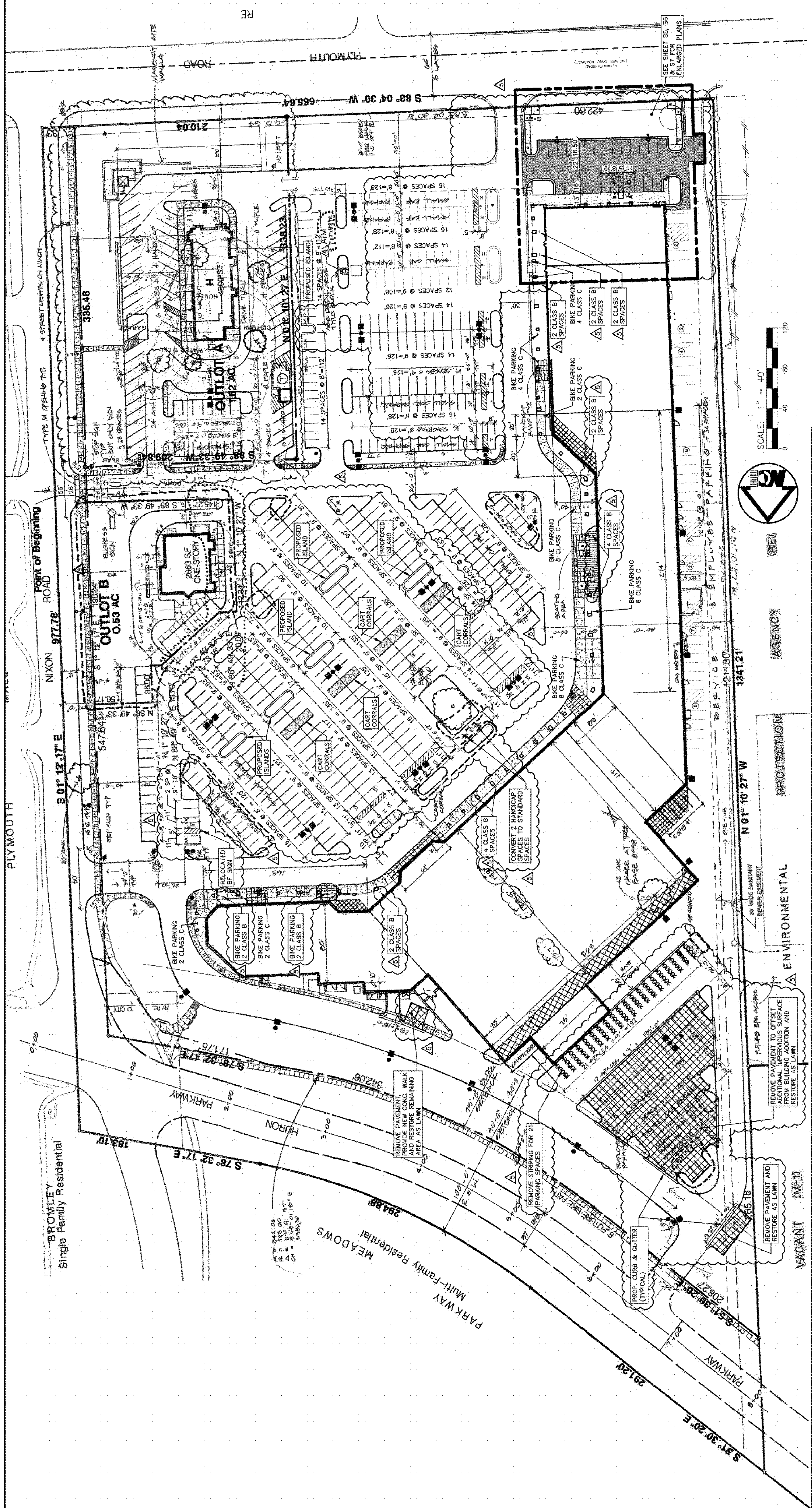
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TRAYER VILLAGE
 SITE PLAN FOR PLANNING COMMISSION APPROVAL
 OVERALL SITE PLAN & RE-STRIPING PLAN

CLIENT
 FIRST MARTIN CORPORATION
 115 DEPOT ST.
 ANN ARBOR, MI 48104
 (734) 994-5050

MIDWESTERN CONSULTING
 Civil, Environmental and
 Transportation Engineers
 Ann Arbor, Michigan 48106
 Phone: 734.995.0000
 Fax: 734.995.0599
 Landscape Architects
 Planners, Surveyors
 Engineers



AGENCY

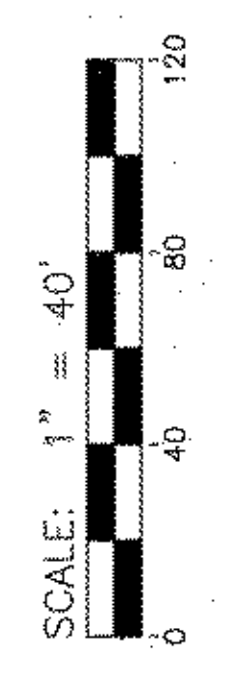
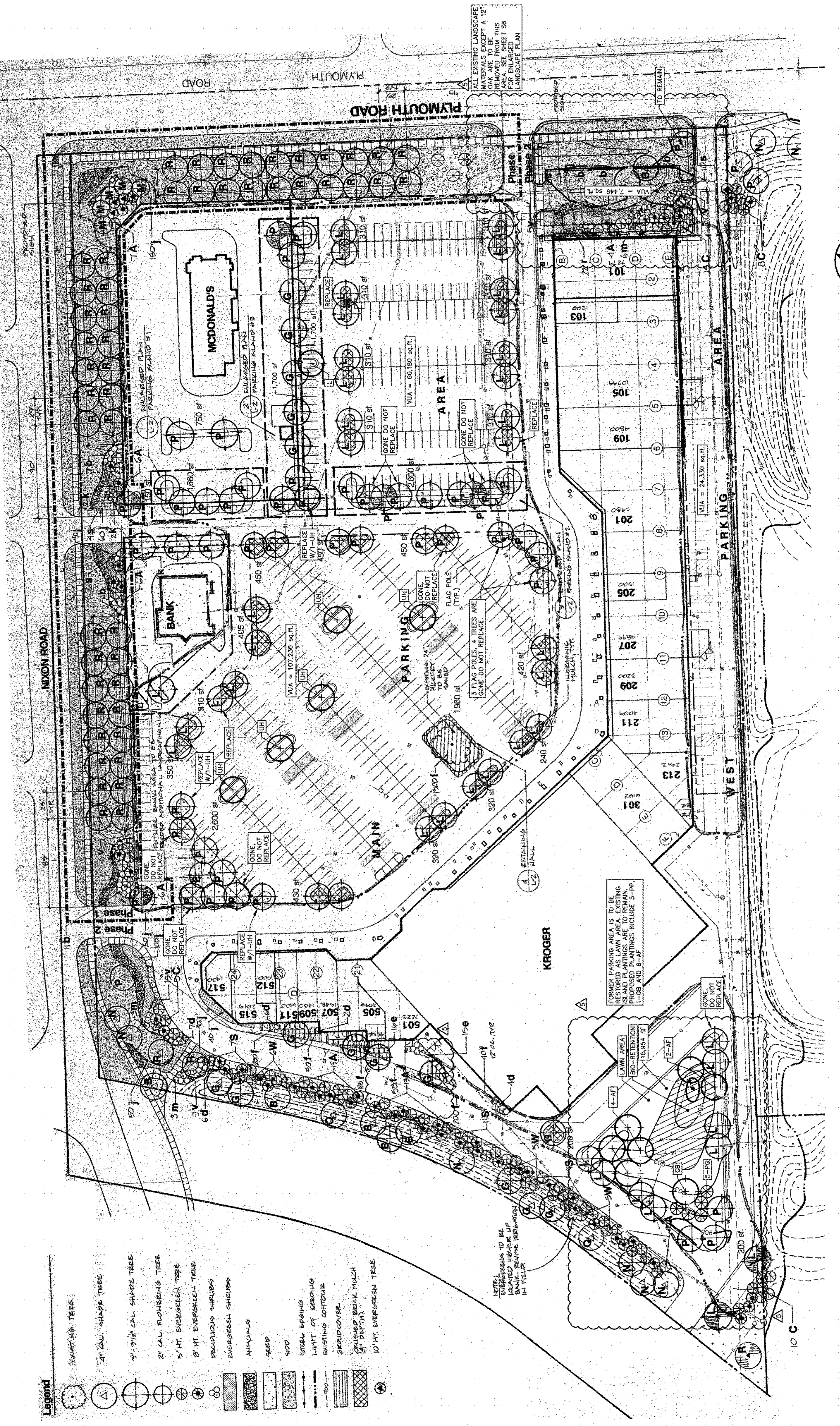
PROTECTION

ENVIRONMENTAL

VACANT

MEADOWS

RESIDENTIAL



- Legend**
- EXISTING TREE
 - 4" CAL. SHADE TREE
 - 9"-12" CAL. SHADE TREE
 - 21" CAL. FLOWERING TREE
 - 5" HT. EVERGREEN TREE
 - 8" HT. EVERGREEN TREE
 - VARIOUS SHRUBS
 - EVERGREEN SHRUBS
 - ANNULUS
 - SEEP
 - 900
 - STEEL SPILING
 - LIMIT OF SEEPING
 - EXISTING CONTOUR
 - SPREADOVER
 - SHRUBBED BACK MULCH (4" DEPTH)
 - 10" HT. EVERGREEN TREE

ALL EXISTING LANDSCAPE MATERIALS EXCEPT A 12" OAK ARE TO BE REMOVED. SEE SHEET S6 FOR ENLARGED LANDSCAPE PLAN

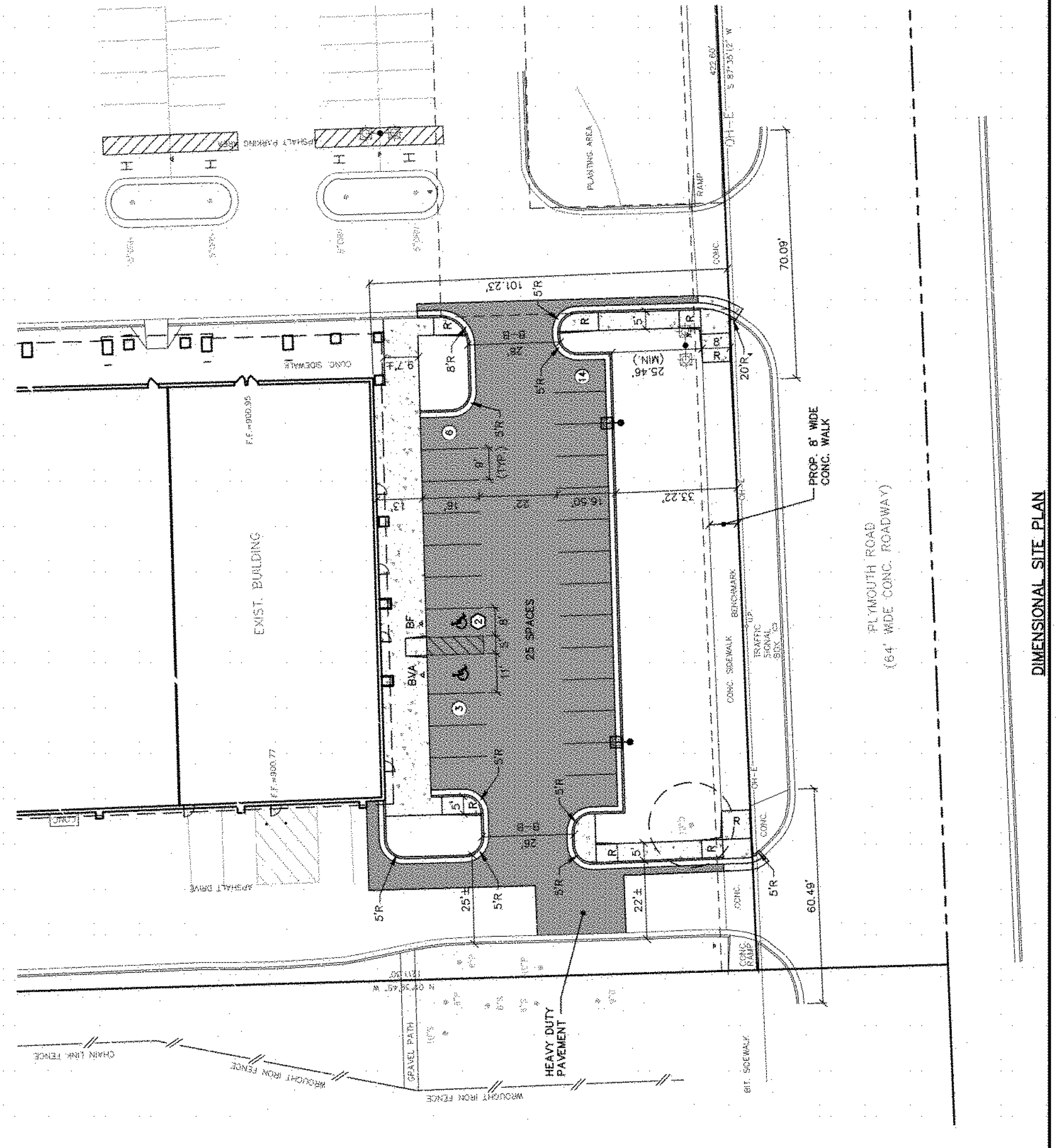
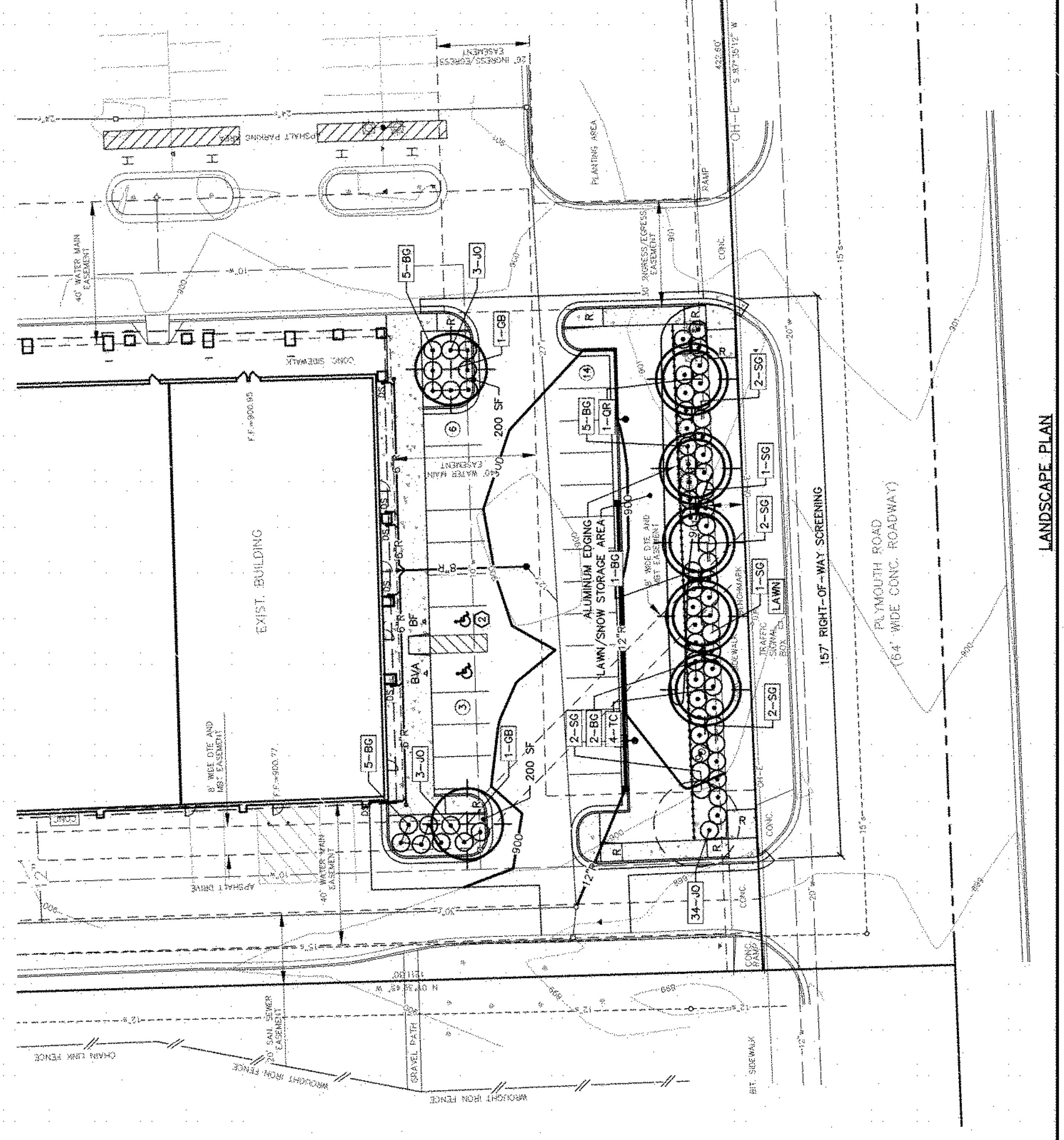
AREA
 GONE DO NOT REPLACE

PARKING
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KROGER
 GONE DO NOT REPLACE

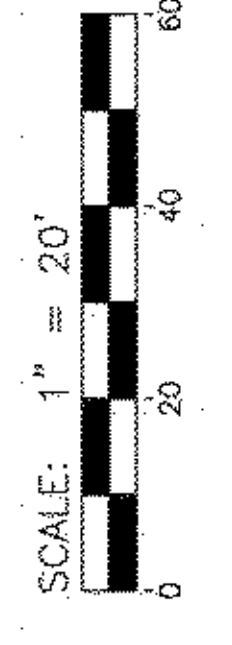
NOTE:
 EVERGREENS TO BE LOCATED INSIDE OF SHRUBBED BACK MULCH IN THIS AREA

FORMER PARKING AREA IS TO BE RESTORED AS LAWN AREA. EXISTING ISLAND PLANTINGS ARE TO REMAIN. PROPOSED PLANTINGS INCLUDE 5-PP, 1-SS AND 8-FF



- LANDSCAPE LEGEND**
- PROPOSED EVERGREEN TREE
 - PROPOSED DECIDUOUS SHRUBS
 - PROPOSED EVERGREEN SHRUBS
 - PROPOSED CANOPY TREE (R.O.W. SCREEN)
 - PROPOSED EDGING

- LEGEND**
- 8.33' CONTOUR
 - PROP. CONTOUR
 - 836.2' EXIST. SPOT ELEVATION
 - 88.60' PROP. SPOT ELEVATION
 - EXIST. WATER MAIN
 - PROP. WATER MAIN
 - EXIST. STORM SEWER
 - PROP. STORM SEWER
 - EXIST. CATCH BASIN OR INLET
 - PROP. CATCH BASIN OR INLET
 - EXIST. SANITARY SEWER
 - PROP. SANITARY SEWER
 - SINGLE TREE
 - FENCE
 - BARRIER FREE VAN ACCESSIBLE SPACE
 - BARRIER FREE PARKING



LANDSCAPE PLAN

DIMENSIONAL SITE PLAN

**PETITION REQUIREMENTS FOR MODIFICATIONS FROM
CHAPTER 62 (LANDSCAPE AND SCREENING)**

City of Ann Arbor, Michigan

Planning Department (313/994-2800)

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission or City Council to approve these modifications from the landscape and/or screening requirements of Sections 5:602, 5:603, 5:604, or 5:606 of Chapter 62, as they relate to the property hereinafter described.

A. Project Information

Traver Village Site Plan for PC Approval 09-09-15-410-007

(Give name of site plan project and tax code number of property)

B. Petitioner Information

The petitioner(s) requesting the modification(s) are:

Traver Village Ltd. Partnership

(List petitioner's name; address; telephone number; and interest
in the land; i.e., owner, land contract, option to purchase, etc.)

115 Depot St., Ann Arbor, MI 48104

(734) 994-5050

Owner

Also interested in the petition are:

(List others with legal or equitable interest)

C. Modification Request

The petitioner requests approval to modify the above landscape or screening requirements in the following ways (if necessary, attach additional page):

Section 5:606, Paragraph 4.

Permit the existing non-biodegradable crushed tile mulch to remain in
the landscape beds.

Section _____, Paragraph _____.

D. Standards for Approval

Flexibility in the application of the landscape and screening regulations may be allowed if certain standards are met. The modifications must be consistent with the intent of Chapter 62; be included on a site plan and in a motion approved by the City Planning Commission or City Council; and be associated with specific site conditions as listed in Section 5:608(2)(c).

1. What are the specific site conditions that necessitate this request and how do they warrant the modifications of Chapter 62 requirements? (See Section 5:608.(2)(c)) List relevant subsection and explain how and to what extent the modifications are justified:

Section 5:608 permits landscape elements which are part of a previously
approved site plan to be maintained and continued as nonconforming
when no alterations of these elements are proposed.

2. How does the proposal meets the spirit and intent of Chapter 62? (See Section 5:600)

The existing mulch meets the intent to provide infiltration without compacting
the soil. The crushed tiles mulch has been in place since the center was
constructed, and the majority of the trees and shrubs in the in mulch
are doing well. Some biodegradable mulch, like shredded bark, has a tendency
to form an impenetrable mat, and can pull nutrients out of the soil. The
existing mulch does not form a mat or barrier and permits infiltration.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: _____

Signature: _____

(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this _____ day of _____, 19____, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: _____

(Print name of Notary Public)

My Commission Expires: _____

Attachment: Chapter 62 (Landscape and Screening)

11/7/95
DFJ/lgh