

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 8, 2010

**SUBJECT: Kroger Grocery Store Site Plan for Planning Commission Approval
400 South Maple Road (Project No. SP10-007)**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Kroger Grocery Store Site Plan for Planning Commission Approval subject to (1) approval by the Washtenaw County Water Resources Commissioner, (2) corrected existing conditions sheet and variance notations, and (3) removal of construction material and equipment prior to finalization of building permits or certificate of occupancy as applicable.

STAFF RECOMMENDATION

Staff recommends that the petition be proposed **approved** because the contemplated development would comply with all applicable state, location and federal laws, ordinances, standards and regulations; no natural features would be disturbed; and the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on the west side of South Maple Road between West Stadium Boulevard and Winewood Avenue (West Area, Allen Creek watershed).

DESCRIPTION OF PETITION

The petitioner requests approval to create a drive-thru lane on the south side of the building where some parking spaces, walkway and landscape areas are currently located to support the existing pharmacy within the grocery store. The 10.4-acre site is zoned C3 Fringe Commercial District and currently contains an 80,501-square foot grocery store and 363 vehicular parking spaces. The site also contains a wireless communications monopole tower in the rear.

Fourteen of the 22 existing parking spaces along the south side of the building are proposed to be removed to accommodate the drive-thru lane. The site currently has 56 spaces more than the maximum allowed by code (a maximum vehicular parking limit was adopted after the grocery store was developed) and will have 42 spaces over the maximum limit after the drive-thru lane is installed. The existing walkway and landscape areas between the parking stalls and building will be relocated to an island separating the drive-thru lane from the main circulation aisle.

The grocery store was recently expanded (with administrative amendment approval for small building additions to the front of the store) and renovated. As part of this work, the pharmacy area of the store was moved to the south side of the building. Reconfiguring the parking lot requires approval from the Planning Commission.

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning		C3 Fringe Commercial	C3 Fringe Commercial	C3 Fringe Commercial
Gross Lot Area		451,828 sq ft (10.4 acres)	451,828 sq ft (10.4 acres)	6,000 sq ft MIN
Floor Area as % of Lot Area		17.8% (80,501 sq ft)	17.8% (80,501 sq ft)	50% MAX (225,914 sq ft MAX)
Set-backs	Front (Maple)	70 ft to parking 365 ft to building	70 ft to parking 365 ft to building	40 ft MIN
	Front (I-94)	28 ft to parking * 265 ft to building	28 ft to parking * 265 ft to building	40 ft MIN
	Side	14 ft to north 80 ft to south	14 ft to north 80 ft to south	None
Height		25 ft 8 in (building) 150 ft (wireless tower) *	25 ft 8 in (building) 150 ft (wireless tower) *	35 ft / 3 stories MAX
Vehicle Parking		363 spaces	349 spaces	1/310 sq ft MIN (260 spaces MIN) 1/265 sq ft MAX (307 spaces MAX)
Bicycle Parking		26 Class B spaces	26 Class B spaces	1/3,000 sq ft MIN (50% Class B, 50% Class C)

* Variance to allow parking in the front open space granted on November 15, 1995.
Variance to allow increased height for wireless communication tower granted on March 22, 2000.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial	C3 (Fringe Commercial District)
EAST	Commercial	C3 and M1 (Limited Industrial District)
SOUTH	Office, Commercial, Entertainment	C3
WEST	Interstate Highway	C3

HISTORY

The Kroger Company began arrangements to relocate the existing store in the Westgate Shopping Center to land immediately south in 1995. An annexation petition and zoning petition for two parcels and an area plan for a new freestanding Kroger Store and new Moose Lodge on three parcels (one of which was already annexed and zoned C3) was approved in 1995. A site plan for a 74,000±-square foot Kroger Store and a 12,000-square foot Moose Lodge on separate parcels was approved on December 4, 1995. Variances to allow parking in the front open space along I-94 for both sites were granted by the Zoning Board of Appeals (ZBA) on November 15, 1995. An administrative amendment to the Westgate Shopping Center was also approved in 1995 to relocate some parking spaces to accommodate a new access between the new Kroger Store and the existing center.

An administrative amendment to the Kroger Store site plan was approved in September 1997 to add a 4,067-square foot mezzanine and one additional bicycle hoop. A revised site plan for the Kroger Store was approved on May 1, 2000 (with a height variance granted by the ZBA on March 22, 2000) for a 150-foot wireless monopole tower within a 3,450-square foot area at the rear of the site.

Another administrative amendment to the Kroger Store site plan was approved in 2009, allowing construction of three additions under and in line with the south canopy of the store, totaling 1,162 square feet.

PLANNING BACKGROUND

The Master Plan – Future Land Use Element (2009) recommends commercial uses for this site and the surrounding area.

SERVICE UNIT COMMENTS

Land Development – Comments pending.

Washtenaw County Water Resources Commissioner – Storm water detention requirements have been reviewed and approved.

Systems Planning – A *City of Ann Arbor Geodetic Reference System (AAGRS) Coordinate Transformation Worksheet* shall be submitted for review and approval.

Planning – Staff noted that most of the parking spaces at the rear of the site, between the store and I-94, were blocked with significant amounts of construction materials and equipment while reviewing the proposed drive-thru lane. Many of those items have since been removed but no amount of construction materials or equipment are appropriate for long term storage. Staff recommends that approval of the proposed petition conditioned upon removal of all construction materials and equipment from past projects and the proposed drive-thru lane prior finalization of building permits or issuance of certificate of occupancy as applicable.

Before the final plans are sealed the existing conditions sheet must be fully updated to reflect all existing conditions, specifically showing the wireless monopole tower, accessory buildings and enclosure. Also, the comparison chart must note all variances that have been previously granted for this site

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
jsj/7/1/10

Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan

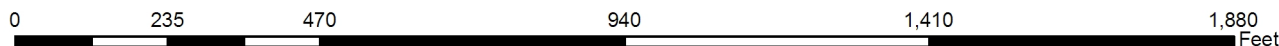
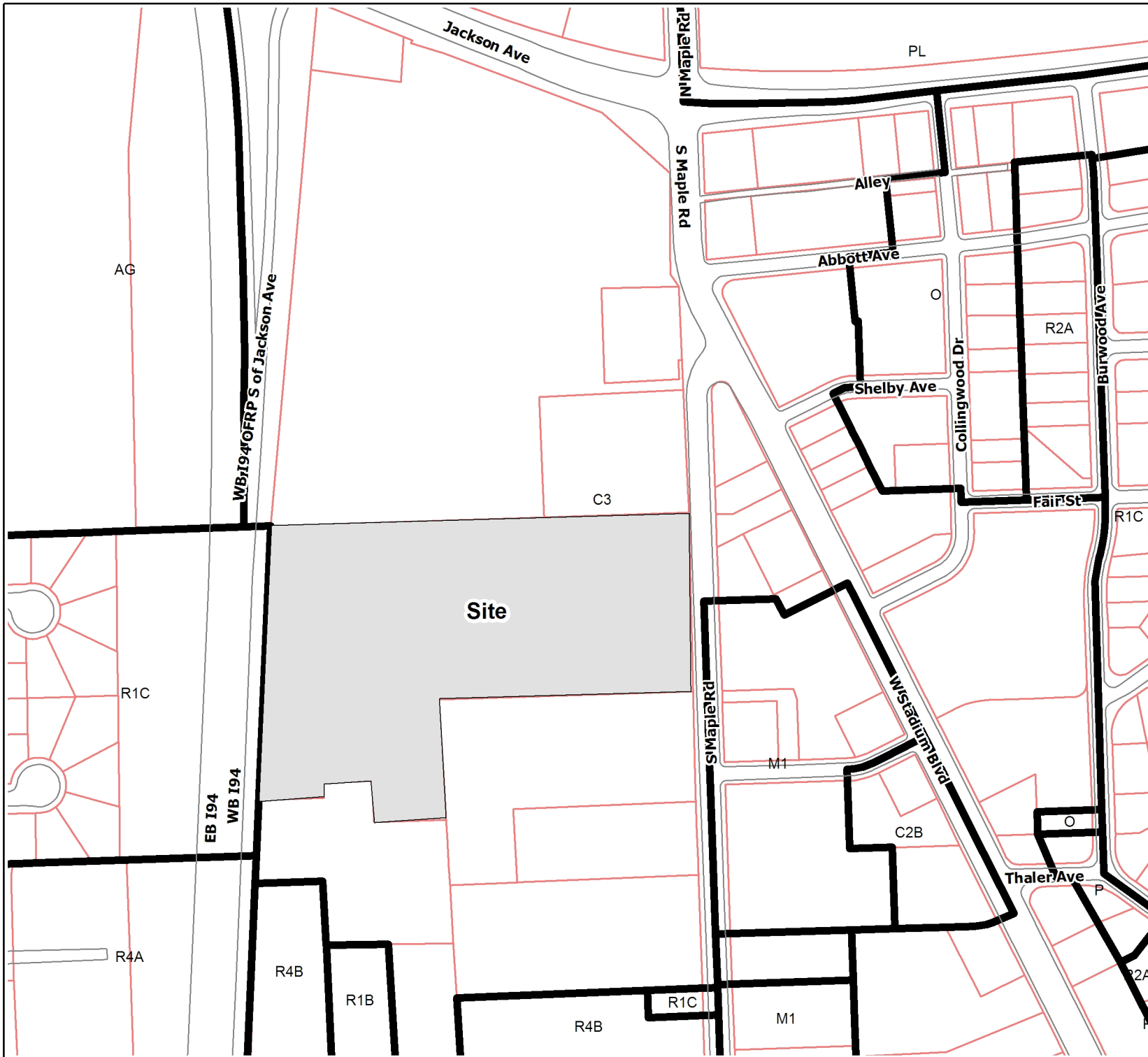
c: Owner: Glacier Hills Inc.
1200 Earhart Road
Ann Arbor, MI 48105-2768

Petitioner: Robert Zabowski
Edmund London & Associates, Inc.
20750 Civic Center Drive, Suite 610
Southfield, MI 48076

City Attorney
Systems Planning
File No. SP10-007

Parcel and Zoning Map:

Kroger Drive-Thru Window Site Plan for Planning Commission Approval 400 S. Maple Rd



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2009 Aerial Photo:

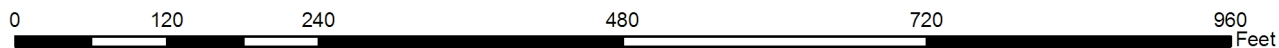
**Kroger Drive-
Thru Window Site
Plan for Planning
Commission Approval
400 S. Maple Rd**



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HIGHWAY I-94

SOUTH MAPLE ROAD

PARKING CALCULATIONS

EXISTING BUILDING =
 MAIN LEVEL = 74,498 SQ. FT.
 MEZZANINE = 4,054 SQ. FT.
 MAIN LEVEL = 1 PKG SPACE/310 SQ. FT. = 241 PARKING SPACES MIN OR 1 PKG SPACE/268 SQ. FT. = 282 PARKING SPACES MAX
 MEZZANINE = 1 PKG SPACE/333 SQ. FT. = 13 PARKING SPACES MIN OR 1 PKG SPACE/250 SQ. FT. = 17 PARKING SPACES MAX
 ADDITIONAL SQUARE FOOTAGE = 1,859 SQ. FT.
 1 PKG SPACE/310 SQ. FT. = 6 PARKING SPACES MIN OR 1 PKG SPACE/295 SQ. FT. = 8 PARKING SPACES MAX
 TOTAL SPACES REQUIRED: 260 PARKING SPACES MIN OR 302 PARKING SPACES MAX
 TOTAL EXISTING PARKING SPACES = 353 PARKING SPACES
 TOTAL PARKING PROPOSED = 258 PARKING SPACES

KROGER D-888
 87608 AREA: 8028 SQ. FT.
 EXISTING BUILDING = 78,592 SQ. FT.

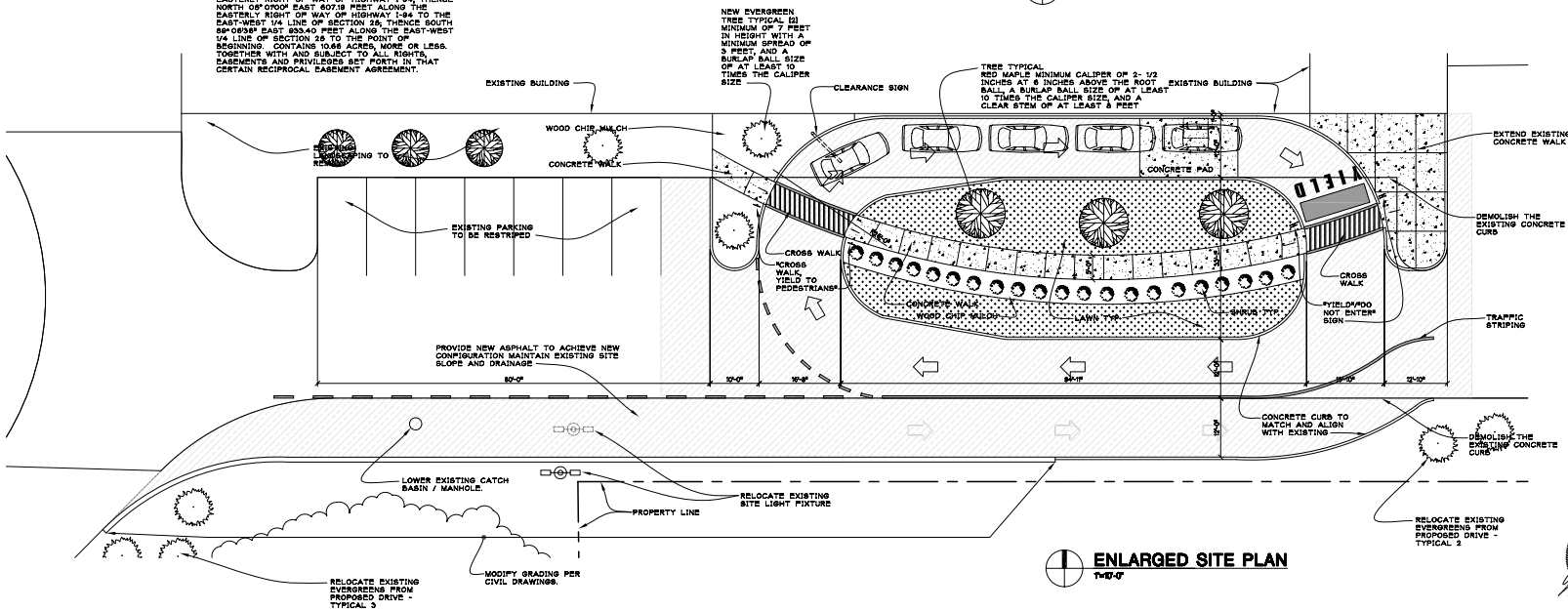
LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 2 SOUTH, RANGE 2 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 25, THENCE SOUTH 00°29'00" WEST 985.00 FEET ALONG THE EAST LINE OF SECTION 24 AND THE CENTER LINE OF MAPLE ROAD, THENCE NORTH 89°09'00" WEST 548.56 FEET PARALLEL WITH THE EAST-WEST 1/4 LINE OF SECTION 25, THENCE SOUTH 00°14'00" WEST 232.47 FEET, THENCE NORTH 89°45'40" WEST 166.00 FEET, THENCE NORTH 00°14'00" EAST 80.48 FEET, THENCE NORTH 89°45'40" WEST 107.00 FEET, THENCE SOUTH 00°14'00" WEST 54.00 FEET, THENCE NORTH 89°45'40" WEST 147.88 FEET TO THE EASTERLY RIGHT OF WAY OF HIGHWAY I-94, THENCE NORTH 09°00' EAST 607.8 FEET ALONG THE EASTERLY RIGHT OF WAY OF HIGHWAY I-94 TO THE EAST-WEST 1/4 LINE OF SECTION 26, THENCE SOUTH 89°09'40" EAST 853.40 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 26 TO THE POINT OF BEGINNING, CONTAINS 10.68 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL RIGHTS, EASEMENTS AND PRIVILEGES SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT.

SITE PLAN
 TYPICAL 1

GENERAL NOTES

1. LANDSCAPING TO REMAIN AS EXISTING IN CHANGE PROPOSED OUTSIDE OF THE LANDSCAPE ISLAND SHOWN THE EXISTING LANDSCAPING IS COMPLIANT WITH ANN ARBOR STANDARDS
2. SITE LIGHTING TO REMAIN AS EXISTING
3. SITE SIGNAGE TO REMAIN AS EXISTING
4. NOT USED
5. NO CHANGE IN STRACKS PROPOSED
6. ALL MATERIALS TO MATCH EXISTING
7. THE SITE PLAN IS BASED ON DRAWINGS PREPARED BY LEED DESIGN GROUP DATED 10-10-26 AS PROVIDED BY THE KROGER COMPANY
8. ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ADJUTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS



ENLARGED SITE PLAN
 TYPICAL 2

CITY COMMENTS 08-20-20
 CITY COMMENTS 09-24-20
 SITE PLAN APPROVAL 08-20-20
 08-20-20
 Issued for: CLIENT REVIEW 01-27-20

PROPOSED INTERIOR REMODEL FOR:

Kroger

STORE NO. D-888
 400 SOUTH MAPLE RD.
 ANN ARBOR, MICHIGAN 48106

THE KROGER CO.

Jeffery A. Scott
 architects p.c.

32326 Grand River Ave. Suite 200
 Farmington Hills, Michigan 48334-3881
 (248) 470-2600 Fax: (248) 478-0500

SITE PLAN

sheet no. 0904
 sheet no. ASP-1

