#### DEVELOPMENT PROGRAM:

- 1. Proposed Land Use •Retail Shop Proposed and Existing Use
- 2. Preliminary phasing and cost: • Cost for work within the right of way of Monroe Street 4,875\$, Imporvements onsite are variable in price depending on materials selected.

#### COMMUNITY ANALYSIS:

- 1. The impact of the proposed development on public schools
  - •No impact to the public school system is anticipated. •2580± feet to a K-12 school
- 2. The relationship of intended use to neighboring uses
  - The adjacent sites are residential, •Uses within the PUD are retail, hotel, artist studio and
- 3. Impact of adjacent uses on the proposed development
  - •No impact is anticipated.
- 4. Impact of the proposed development on the air and water quality and Impact on natural features
  - No impact is anticipated

#### 5. Historic sites or structures

- Building is not with in City of Ann Arbor Historic Districts or the National Registry for Historic Buildings No impact is anticipated
- Natural Features General Descriptions and Impacts. • The 700 Tappan Ave. property is located within a 26,623 SqFt P.U.D., on Monroe Street and bounded by Oakland Ave. on the west and Tappan Ave. on the east. The subject lot is 2,511 SF located on the west side of Tappan Ave. The parcel occupies the northeast corner of Tappan Ave. at Monroe St.
  - Site generated stormwater is discharged into the City storm sewer. There are very minimal sized front yards at each property, these yards are covered with grass. The majority of the PUD is paved surfaces.
  - There are (3) 5" Crabapple trees located within the street boulevard in front of 700 Tappan Ave. These trees are in FAIR condition.
  - There are a total (8) landscape trees located at other buildings within the PUD all are in VERY POOR to POOR condition. There is (1) 32" DBH white oak in the rear of 706 Tappan Ave., this tree is in GOOD condition. The PUD site is occupied by the existing building, vehicular circulation and parking.
  - There are NO natural steep slopes, wetlands, natural water courses and/or woodland environments on the property. There are NO known endangered plant species or archaeological impacts on this property.

### Traffic Impact

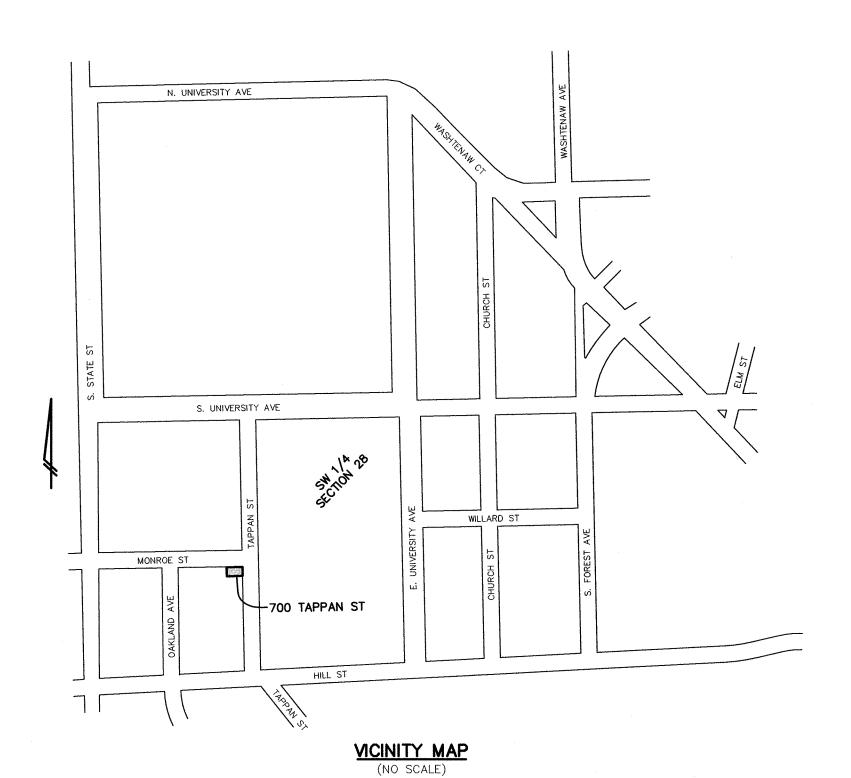
- The number of peak hour trips per the Trip Generation Manual 8th Edition Pharmacy without a drive thru window. The average vehicle trip ends on a weekday are 36 trips entering and 36 trips exiting based on the gross square
- footage of unit 1. • There is no impact expected.

## <u>Historical Sites and Structures</u>

• Impact of the proposed use on historic sites or structures which are located within an historic district or listed on the National Register of Historic Places. No impact is anticipated

# SITE PLAN FOR SPECIAL EXCEPTION USE MEDS CAFE 700 TAPPAN STREET

UNIT B OF CASA DOMINICK'S PLANNED UNIT DEVELOPMENT

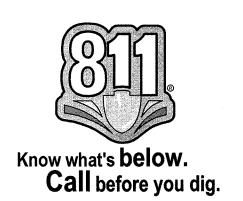


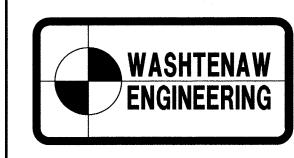
# SITE DATA TABLE

	UNIT A	UNIT B	UNIT C	UNIT D	TOTAL SITE	REQUIRED/ALLOWED
STREET ADDRESS	812-814 MONROE	700 TAPPAN	706 TAPPAN	705 OAKLAND		
ZONING	PUD	PUD	PUD	PUD		
USE	RESTURANT	RETAIL	RESIDENTIAL	RESIDENTIAL	PUD	-
LOT AREA	15,570 SF±	2,511 SF±	3,874 SF±	4,667 SF±	26,623 SF±	_
GROUND FLOOR AREA	5,227 SF±	789 SF±	1,146 SF±	1,240 SF±	18,808 SF±	MIN2,245/MAX25,932SF
TOTAL FLOOR AREA	8,828 SF±	1,578 SF±	2,157 SF±	2,480 SF±	15,043 SF±	0 SF±
FLOOR AREA RATIO	56.6%	62.8%	55.7%	53.1%	56.5%	150%**
SETBACKS						
MONROE STREET (FRONT)	0 FT	12.1 FT	N/A	20.6 FT	<del>-</del>	O' FRONTING STREET
TAPPAN STREET (FRONT)	N/A	21.7 FT	13.1 FT	N/A	_	19' FRONTING STREET
OAKLAND STREET (FRONT)	106.8 FT	N/A	N/A	N/A	_	24' FRONTING STREET
SIDE	5.3 FT	2.1 FT	8.9 FT	1.5 FT	_	0' EXISTING/ 10' NEW
REAR	N/A	9.9 FT	5.4 FT	7.7 FT		0' EXISTING/ 10' NEW
NUMBER OF BUILDINGS	2 BUILDING	1 BUILDING	1 BUILDING	1 BUILDING	4 BUILDINGS	N/A
HEIGHT	(2) STORIES, 20'±	(2) STORIES, 20'±	(2.5) STORIES, 28'±	(2) STORIES, 20'±		MAX HEIGHT (35 FT)**
BEDROOMS	3 BEDROOMS&OFFICE	RETAIL/OFFICE	5 BEDROOMS	5 BEDROOMS	13 BEDROOMS	
PARKING (MIN) PARKING (MAX)	UNMARKED	UNMARKED	UNMARKED	UNMARKED	3 SPACES+UNMARKED	2 SPACES 10 SPACES
BICYCLE PARKING 1 PER BEDROOM)RESIDENTIAL	13 SPACES	10 SPACES	5 SPACE	5 SPACES	16 SPACES	33 SPACES
(10 SPACES/ OTHER USE						

WITHIN DISTRICT \*\* FLOOR AREA SHALL INCLUDE THE ENCLOSED AREA FROM THE EXTERIOR FACE TO EXTERIOR FACE OF EACH FLOOR OF THE ALL BUILDINGS WITHIN THE DISTRICT.
ATTIC SPACE AND PARTIAL FLOORS OR STORIES OF A BUILDING SHALL BE INCLUDED IN FAR CALCULATIONS. ONLY BASEMENTS OR UNDERGROUND SPACE MAY
BE EXCLUDED FROM FAR CALCULATIONS

\*\*\* EXCEPTIONS SHALL BE PERMITTED FOR CHIMNEYS ONLY





CIVIL ENGINEERS \* PLANNERS SURVEYORS \* LANDSCAPE ARCHITECTS

P.O. BOX 1128 3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106 TEL. 734-761-8800 FAX. 734-761-9530 E-MAIL: weco@wengco.com

PROPERTY OWNER R & D PARTNERSHIP, LLC C/O RICHARD DeVARTI 814 MONROE STREET ANN ARBOR, MI. 48104

TEL. 734-834-5021

(AUTHORIZATION LETTER

IS ATTACHED)

**PETITIONER** 

MSRA ENTERPRISES, LLC

D/B/A MEDS CAFE

700 TAPPAN STREET

ANN ARBOR, MI.

INTEREST IN LAND: LESSEE

**DESCRIPTION:** 

is in the process

NOTE: PER CHAPTER 49, SECTION 4:58 'ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING 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.

SHEET TITLE	DRAWING	SHEET
COVER SHEET		1
SITE PLAN	C1	2
ALTA/NSPS LAND TITLE SURVEY	C2	3
PROPOSED IMPROVEMENTS	C3	4

CITY DEPARTMENTAL REVIEW						
REVIEW	TECH	CHIEF	TRANS.	FIELD	OTHER	
NGINEER	SUPERVISOR	ENGINEER	MANAGER	SERVICES		

REVISED:	02-01-2024
REVISED:	08-10-2018
REVISED:	05-30-2018
ORIGINAL:	01-31-2018

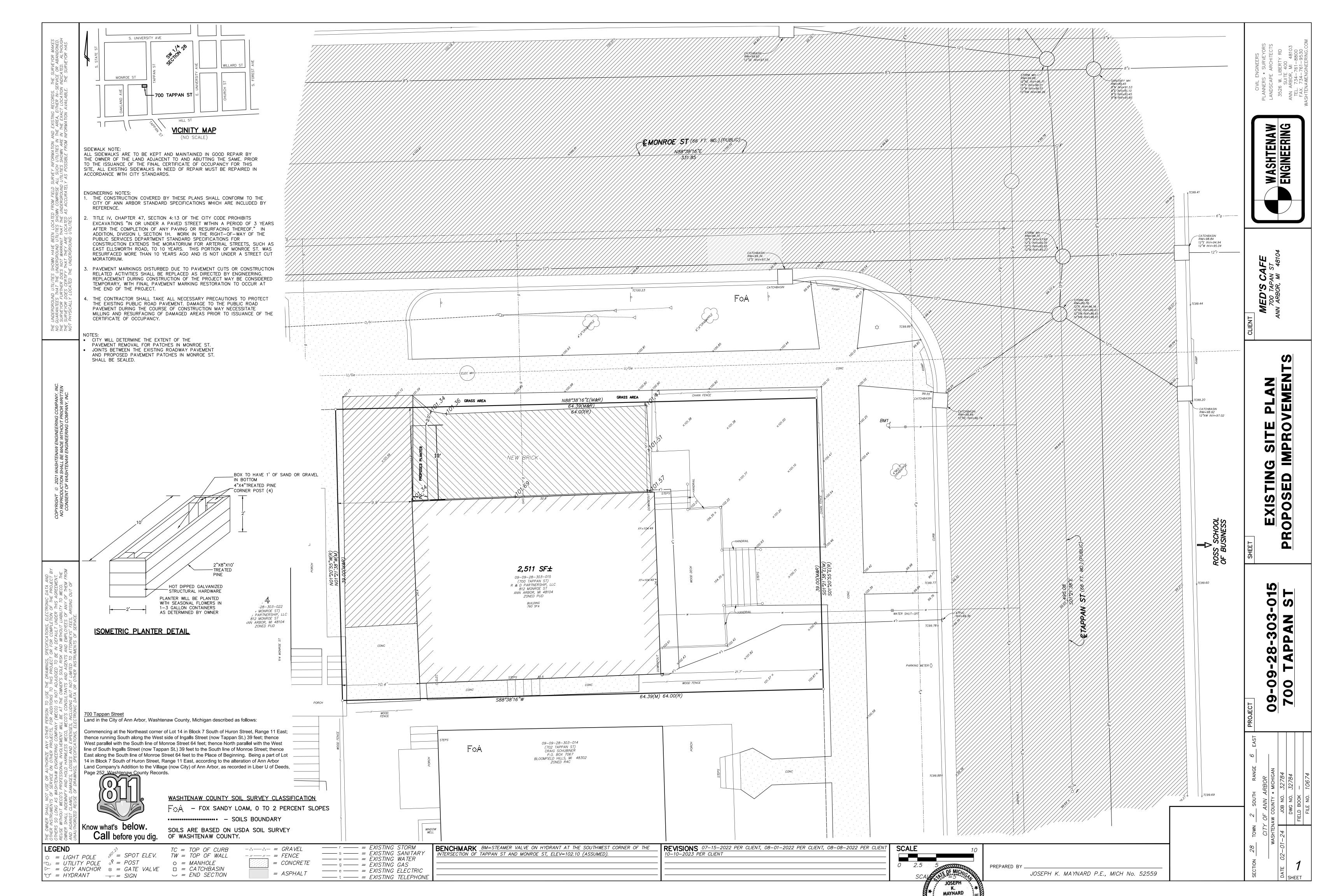
PREPARED UNDER THE SUPERVISION OF

ROBERT J. WANTY, P.E., MICHIGAN No. 28666

DRAWING NO.

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

FILE NO. 10447 SHEET 1 OF 4



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