

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 4, 2007

**SUBJECT: Georgetown Commons Rezoning and Site Plan (2502-2568 Packard Road)
File Nos. 12044T16.2 and .5a**

PROPOSED CITY PLANNING COMMISSION MOTION

The City Planning Commission hereby recommends that the Mayor and City Council approve the Georgetown Commons Rezoning (2502-2568 Packard Road) from C1 (Local Business District) to C1B (Community Convenience Center District), Site Plan and Development Agreement, subject to addressing the comments provided by the Public Services Area/Systems Planning Unit on December 8, 2006 and the Community Services Area/Planning & Development Services Unit Land Development Review on December 5, 2006 prior to City Council action.

STAFF RECOMMENDATION

Staff recommends **approval** of the rezoning because the uses permitted under the proposed zoning would be compatible with the City's adopted plans and policies and with the surrounding properties.

Staff recommends that the site plan be **approved** because the contemplated development would comply with all applicable state, local, and federal law, ordinances, standards and regulations; and the development would not cause a public or private nuisance, limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, and would not have a detrimental effect on the public health, safety or welfare. The development agreement addresses footing drain disconnections, improvements in the public right-of-way, and building design/appearance.

STAFF REPORT

This petition was tabled at the September 19, 2006 meeting to allow the petitioner to address the following Planning Commission concerns:

Vehicular Access from Page Avenue – A driveway is proposed off Page Avenue at the southwest corner of the site. The driveway will be 18 feet wide to accommodate two-way traffic and will have “no truck access” signs to prohibit these vehicles.

Play Area – The previously proposed play area has been eliminated and the area has been redesigned to accommodate a driveway to Page Avenue and a smaller pedestrian plaza adjacent to Building C.

Signage – The petitioner has indicated that there will be no pylon signs on Packard Road but there will be a ground monument sign as well as wall signs on the faces of the proposed buildings. All signage will comply with Chapter 61 (Signs and Outdoor Advertising Ordinance).

Dumpster Screening – Better screening and/or alternative locations for the proposed dumpsters was suggested by the Planning Commission. The petitioner feels the proposed locations work best since the retail buildings have storefronts on all sides. The dumpsters are proposed to be contained in six-foot tall masonry enclosures with solid wood gates.

Green Roof – Using a green roof was suggested by the Planning Commission. The petitioner indicates that such a roof was considered but would not be practical because of the number of roof penetrations (like HVAC units) typically required for commercial spaces.

Proper Planting Conditions – One Ginkgo Biloba tree, a deeper-rooted species, is now proposed in the landscape island at the northwest portion of the site where previously two Honey Locust trees were proposed. There is enough room for the Ginkgo Biloba tree within the island and above the underground storm water detention system.

Pervious Pavement – The Planning Commission asked that the petitioner consider relocating the pervious pavement so it is not over the detention area, and articulate the pros and cons of the pavement. The petitioner has stated that the pervious pavement should be located on a relatively flat area, which coincides with the underground detention area. The proposed pervious pavement surface is approximately 6,000 square feet larger than the underground detention area, extending beyond the limits of the underground pipes to the northwest, northeast and south. According to the petitioner, pervious pavement installed uphill of the underground pipes would still likely percolate through the area because of increased slopes. Other areas were also considered but rejected due to the slope of the land.

Drive-Through Design – The proposed drive-through design has been modified with additional signage and pavement markings to direct traffic down parking lot aisles.

Building C Architectural Details – The west façade of Building C (facing Page Avenue) has been revised.

Visibility of Rooftop Mechanical Units – All rooftop mechanical units are proposed to be screened with metal panels for any portion that extends above the parapet walls.

Building Materials – The rear elevations of Buildings A and C have been revised to propose storefronts wherever they adjoin parking areas. Also, additional information regarding the proposed building materials has been provided on the plans. The buildings are proposed to have cast stone bases, approximately one to two feet tall and brick façades. Buildings A, B and C are proposed to be 70 percent clear glazing on their front façades. Buildings A and C are proposed to have 60 percent clear glazing on the Packard Road façade and Building B is proposed to have 40 percent clear glazing on the Page Avenue façade.

Maintenance of Buildings – The Planning Commission suggested that a provision be added to the development agreement addressing the continual maintenance and upkeep of the proposed buildings. The following paragraph will be added to the draft development agreement:

(P-15) To maintain all buildings shown on the approved plan, once constructed, in like-new condition in accordance with the approved Plans and the elevation drawings referenced elsewhere in this Agreement. Further, the PROPRIETOR shall maintain the site including buildings, pavement, sidewalks, landscape areas and plants, fences and accessory structures in like-new condition and free from any trash, debris, litter, graffiti, or foreign materials.

Page Avenue Sidewalk – All public sidewalks adjacent to the site will be repaired or replaced as necessary as part of the proposed project. Surrounding sidewalks have been or will be evaluated by City's Field Operations Unit (Public Services Area) as part of the City-wide sidewalk inspection program currently in progress and the adjacent property owners will be responsible for any necessary repairs or replacement.

Tree Health Assessments – The Planning Commission asked for health assessments of existing trees and suggested considering replacing unhealthy trees. Health assessments of all landmark trees have been provided to the Land Development Coordinator for review. The cluster of trees in the southeast corner of the site is in good health and is proposed to be saved. Street trees along Packard Road are in poor health and will be replaced. Trees along Page Avenue are in good health and will be saved.

“Main Street” Seating – The petitioner proposes benches along the center ‘main street’ of the development. Raised planters are provided at the crosswalks between the buildings.

Meet Again with Neighbors – On November 29, 2006, the petitioner indicated that a third community meeting was held.

Paved Crossings – The Planning Commission suggested extending the pavement treatment all the way across the parking area for ease of identifying pedestrian circulation paths, as well as slightly raising the crosswalks. Raised crossings have been added in the parking areas.

Building C Pedestrian Access – The proposed site plan has been revised to provide pedestrian access to the rear (west side) of Building C. This side of Building C is now more easily accessible from both Page Avenue and from the center of the site.

Bus Stop – A bus stop is no longer proposed on the subject site. The Ann Arbor Transportation Authority does not support moving the existing stop from its current location at Pine Valley apartments because this would mean moving the stop away from a signalized intersection with a painted pedestrian crosswalk.

SERVICE UNIT COMMENTS

Systems Planning (Engineering) – The proposed plaza and canopy structure near Packard Road must be moved entirely out of the right-of-way. The proposed fire hydrant (H1) must be revised to be between four and ten feet from the curb.

Planning & Development (Land Development Review) – The plan must be revised to address some discrepancies in the limits of grading and tree protection fencing, silt fencing, sequence of construction and details of inlet manholes. Also, the storm water management calculations must be revised to account for the portion of pervious pavement over the underground detention pipes and construction quality details for the pervious pavers must be provided.

Fire Marshal – The name “Georgetown Commons” is already in use for a residential condominium development nearby. A new name must be selected, or the current “Georgetown Mall” name should remain.

Planning & Development – Staff notes that while additional revisions are necessary to address Engineering and Land Development Review comments, the comments are limited to construction details and to underground utilities. Because the size and quantity of landscape areas, layout and design of the parking and site circulation, and the locations and footprints of the proposed buildings are not effected by the outstanding comments, staff is comfortable recommending approval of the site plan subject to revising the plans prior to City Council action. Staff recommends approval of the rezoning, site plan and development agreement.

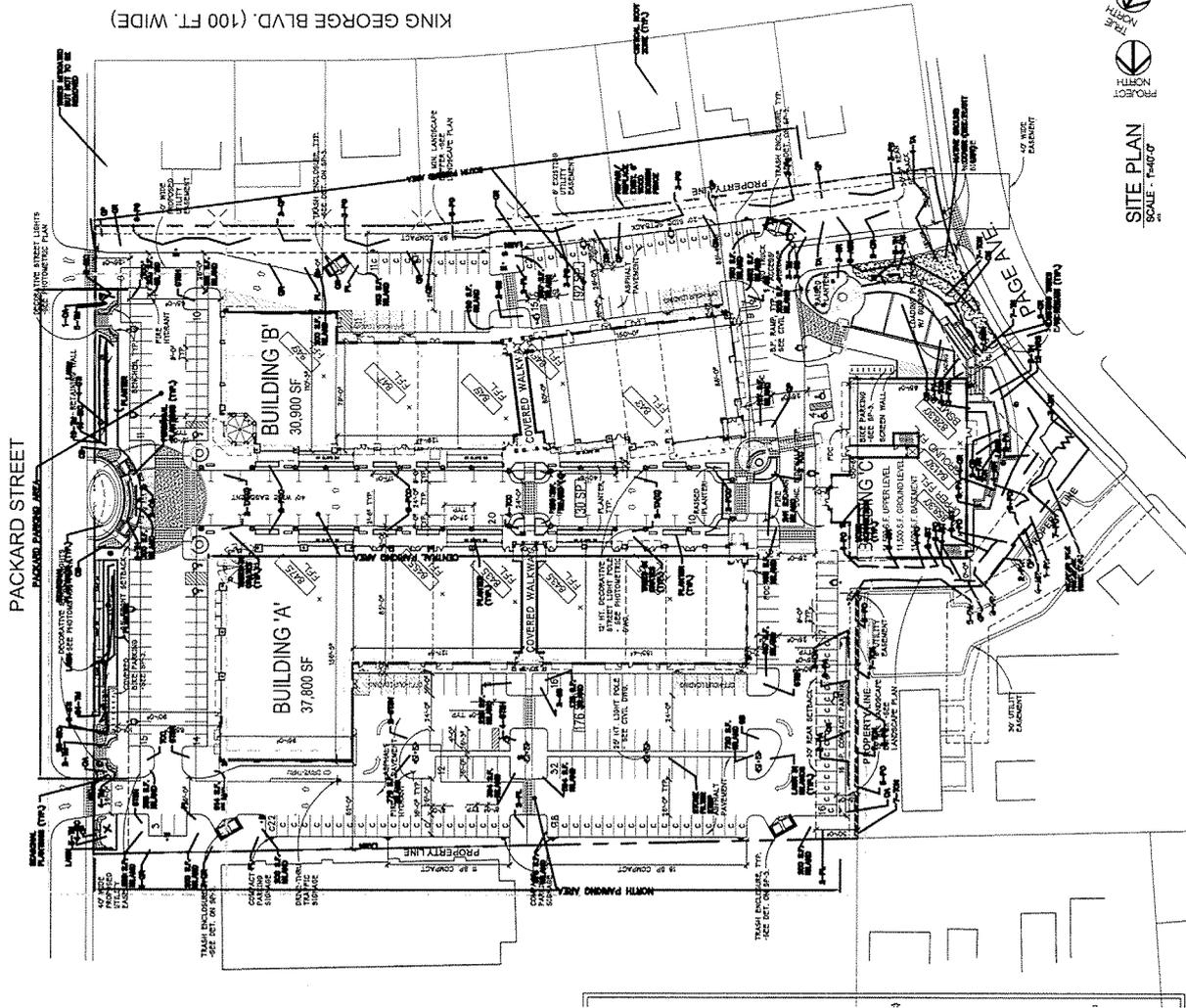
Prepared by Alexis Marcarello
Reviewed by Coy Vaughn and Mark Lloyd
jsj/9/14/06

Attachments: Site Plan
Landscape Plan
Elevations
12/28/06 Draft Development Agreement
9/16/06 Staff Report

c: Owner: Georgetown Commons Center, LLC
P. O. Box 7067
Bloomfield Hills MI 48302

Petitioner: Hobbs + Black Associates, Inc.
100 North State Street
Ann Arbor, MI 48104

Systems Planning
File Nos. 12044T16.2 and .5a



KING GEORGE BLVD. (100 FT. WIDE)

REVISED SITE PLAN	14 NOV 04
REVISED SITE PLAN	7 SEP 04
REVISED SITE PLAN	17 JUL 04
REVISED SITE PLAN	18 MAY 04
DATE ISSUED	
DRAWN BY	
CHECKED BY	

PROJECT
ANN ARBOR, MI
GEORGETOWN COMMONS



HOBBS+BLACK ARCHITECTS
 100 N. ZEEB STREET
 ANN ARBOR, MI 48106
 P: 734.443.1111
 F: 734.443.1110
 www.hobbsblack.com

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CONSULTANT
ARCHITECTURAL SITE PLAN
SHEET TITLE
06-801
PROJECT NUMBER
SP-2

PROJECT NORTH
 TRUE NORTH
SITE PLAN
 SCALE = 1"=40'-0"

ATWELL-HICKS, INC.
 CEM Engineering - Surveying - Planning - Environmental Services
 888.844.4300
 www.atwell-hicks.com
 MORGAN ELLIOTT OHIO FLORIDA

SECTION 4, LIBERTY 17, PP. 41-43
 CITY OF ANN ARBOR
 WASHINGTON COUNTY, MICHIGAN

GEORGETOWN COMMONS
 SITE PLAN
 GEORGETOWN COMMONS
 LANDSCAPE PLAN

DATE	5/15/06
REVISION	
NO.	
DESCRIPTION	
DATE	
NO.	
DESCRIPTION	
DATE	
NO.	
DESCRIPTION	

AH

SCALE: 1" = 40' FEET

DATE: 5/15/06

PROJECT: GEORGETOWN COMMONS

CLIENT: CITY OF ANN ARBOR

DESIGNER: ATWELL-HICKS, INC.

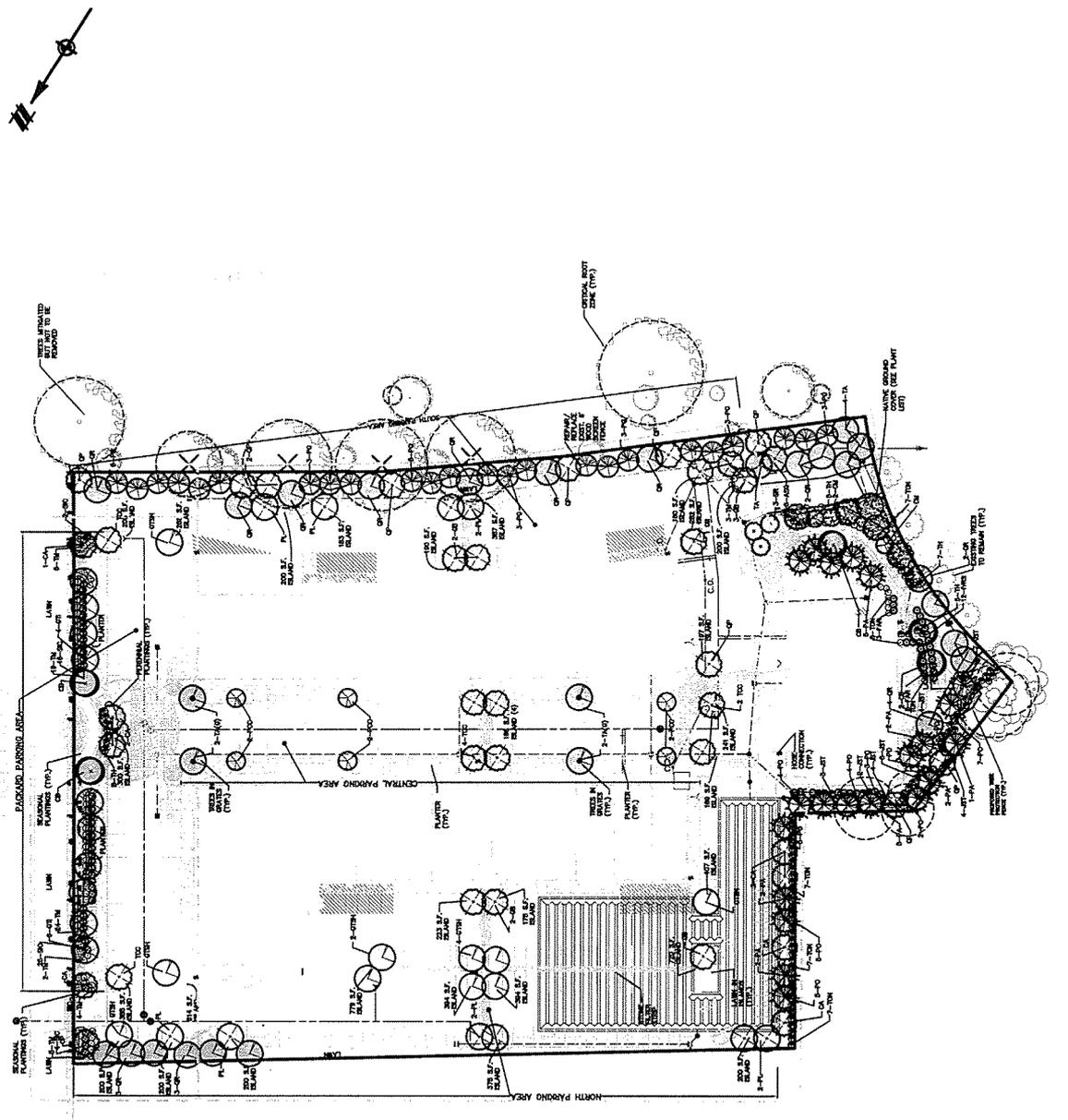
DATE: 5/15/06

PROJECT: GEORGETOWN COMMONS

CLIENT: CITY OF ANN ARBOR

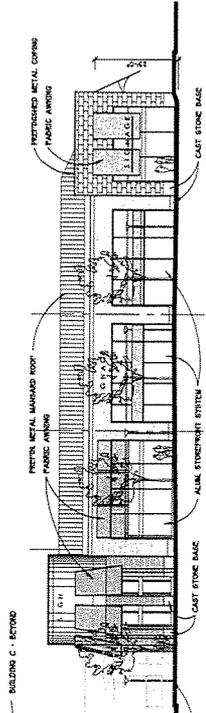
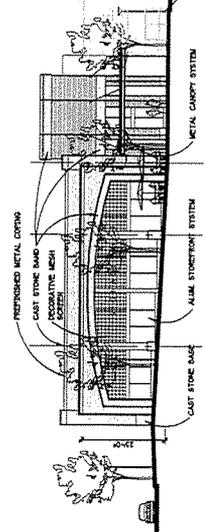
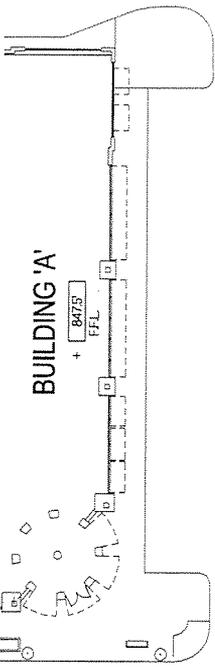
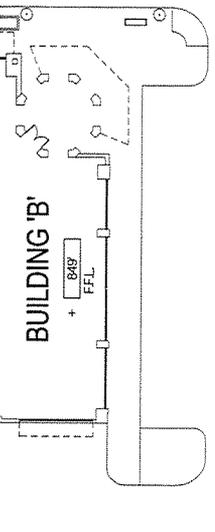
DESIGNER: ATWELL-HICKS, INC.

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 www.atwell-hicks.com

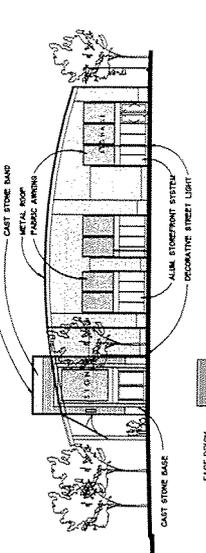
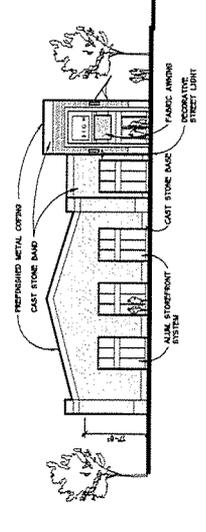
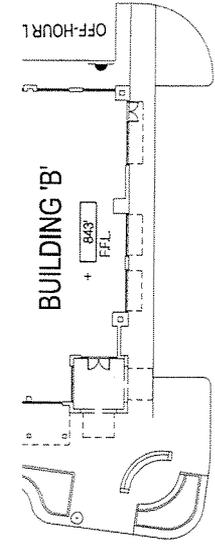
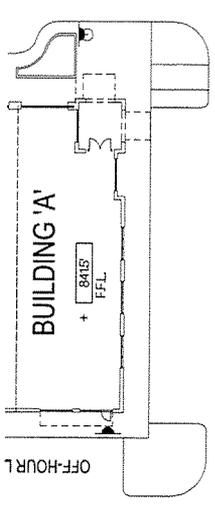
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BUILDINGS 'A' & 'B' EAST ELEVATION
SCALE - 1/8"=1'-0"

BUILDING ELEVATION NOTES

1. POTENTIAL LOCATIONS OF DOORS AND WINDOWS ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND SUBJECT TO CHANGE UPON REVIEW OF ACTUAL CONDITIONS.
2. THE FOLLOWING DIMENSIONS ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND SUBJECT TO CHANGE UPON REVIEW OF ACTUAL CONDITIONS.
3. DOOR AND WINDOW SIZES SHOWN ARE TO BE VERIFIED ON SITE.



BUILDINGS 'A' & 'B' WEST ELEVATION
SCALE - 1/8"=1'-0"

FACE BRICK
CAST STONE

REVISED SITE PLAN	18 NOV 06
REVISED SITE PLAN	2 DEC 06
REVISED SITE PLAN	27 JAN 07
REVISED SITE PLAN	18 MAY 06
DATE ISSUED	
DRAWN BY	
CHECKED BY	

GEORGETOWN COMMONS
ANN ARBOR, MI



HORSBY-BLACK ARCHITECTS
1001 N. Zeeb Street
Ann Arbor, Michigan 48106
P: 734.443.1700
F: 734.443.1700
www.horsbyblack.com

CONSULTANT	
ELEVATIONS	
SHEET TITLE	
06-801	
PROJECT NUMBER	

12/28/06
DRAFT

GEORGETOWN COMMONS DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this ____ day of _____, 2007, by and between the City of Ann Arbor, a Michigan Municipal Corporation, with principal address at 100 North Fifth Avenue, Ann Arbor, Michigan 48107, hereinafter called the CITY; and Georgetown Commons Center, LLC, a Michigan Limited Liability Company, with principal address at P. O. Box 7067, Bloomfield Hills, Michigan 48302-7067, hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR owns certain land in the City of Ann Arbor, Washtenaw County, Michigan, described below and site planned as Georgetown Commons, and

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as Georgetown Commons, and desires site plan and development agreement approval thereof, and

WHEREAS, the PROPRIETOR desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to insure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the PROPRIETORS will install these improvements prior to any permits being issued.

THE PROPRIETOR(S) HEREBY AGREE(S):

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for construction of public water and sanitary sewer mains, private storm water management systems, and public, sidewalks ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY departments as shall be reasonably required has been provided.

(P-2) To construct all improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the PROPRIETOR fails to construct the improvements, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above requiring it to commence and complete the improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR, if the PROPRIETOR does not complete the work within the time set forth in the notice. Every owner of a portion of the property, including co-owners of condominium units, shall pay a pro-rata share of the cost of the work. That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and may be collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the PROPRIETOR'S engineer inspects.

(P-4) Prior to the issuance of building permits, to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities and public streets. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public improvement to be conveyed by the easement.

(P-5) To install all water mains, storm sewers, and sanitary sewers, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits.

(P-6) To be included in a future special assessment district, along with other benefiting property, for the construction of additional improvements to Packard Road and Page Avenue such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees along Packard Road and Page Avenue frontage when such improvements are determined by the CITY to be necessary

(P-7) To indemnify and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the PROPRIETOR, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-8) To cause to be maintained Public Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as named insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-9) Existing landmark trees shown on the site plan as trees to be saved shall be maintained by the PROPRIETOR in good condition for a minimum of three years after acceptance of the public improvements by the CITY or granting of Certificate of Occupancy. Existing landmark trees that are determined by the CITY to be dead, dying or severely damaged due to construction activity within three years after acceptance of the public improvements or granting of Certificate of Occupancy shall be replaced by the PROPRIETOR as provided by Chapter 57 of the Ann Arbor City Code.

(P-10) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the PROPRIETOR to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the PROPRIETOR one year after the date of acceptance by the CITY.

(P-11) To construct, repair and/or adequately maintain the on-site storm water management system. If the PROPRIETOR fails to construct, repair and/or maintain the private storm water management system, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR if the PROPRIETOR does not complete the work within the time set forth in the notice.

(P-12) After construction of the private on-site storm water management system, to maintain it until non-developer co-owners elect one or more directors to the Association's board of directors. Thereafter, by provision in the master deed, the Association shall own and maintain the storm water management system. Any proposed changes to the system must be approved by the City of Ann Arbor Systems Planning and Planning and Development Services Units. If the PROPRIETOR or Association, as appropriate, fails to maintain any portion of the system, the CITY may send notice via first class mail to the PROPRIETOR, or Association, at the address listed above, requiring it to commence and complete the maintenance stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR or Association if the PROPRIETOR or Association does not complete the work, as appropriate, within the time set forth in the notice. If the CITY completes the work, and the costs remain unpaid by the Association for 60 days after notice via first class mail, the CITY may bill each condominium unit for the pro rata share of the total cost, or assess the pro rata share of those costs to each condominium unit as a single tax parcel assessment as provided in Chapter 13 of Ann Arbor City Code. Provisions for maintenance and responsibility for the storm water management system, as well as the pro rata share of each condominium unit shall be included by the PROPRIETOR in the master deed.

(P-13) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-14) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the PROPRIETOR proposes any changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes shall be brought back to the City Council for consideration. The PROPRIETOR is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-15) To maintain all buildings shown on the approved Plan, once constructed, in like-new condition in accordance with the approved Plans and the elevation drawings referenced elsewhere in this Agreement. Further, the PROPRIETOR shall maintain the site including buildings, pavement, sidewalks, landscape areas and plants, fences and accessory structures in like-new condition and free from any trash, debris, litter, graffiti, or foreign materials.

(P-16) Prior to application for and issuance of certificates of occupancy, to disconnect _____ footing drains from the same sanitary sewer sub basin as the project. CITY agrees to provide PROPRIETOR with a "certificate of completion" upon PROPRIETOR'S submittal of "Approved and Final Closed Out Permits" to the City of Ann Arbor Water Utilities Department.

(P-17) Prior to issuance of certificates of occupancy, to install, in conjunction with and meeting the standards and requirements of the Ann Arbor Transportation Authority, a bus shelter generally in the center of the Packard Road frontage, as shown on the approved site plan.

(P-18) PROPRIETOR is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of PROPRIETOR has legal authority and capacity to enter into this agreement for PROPRIETOR.

(P-19) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved development agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the PROPRIETOR complies with the approved site plan and/or the terms and conditions of the approved development agreement. The PROPRIETOR shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or development agreement.

(P-20) In addition to any other remedy set forth in this Agreement or in law or equity, if PROPRIETOR fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-21) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the Georgetown Commons Site Plan.

(C-2) To provide timely and reasonable CITY inspections as may be required during construction.

(C-3) To indemnify and hold the PROPRIETOR harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the PROPRIETOR based upon or resulting from any acts or omissions of the CITY, its employees, agents, subcontractors, invitees or licensees in the maintenance or repair of any of the City's Improvements required under this Agreement and the approved site plan.

(C-4) To record this agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

Both the PROPRIETOR and the CITY agree as follows:

(T-1) This agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the PROPRIETOR, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

Outlot A, Smokler Hutzel Subdivision, of part of the southeast ¼ of Section 4 and part of the Northeast ¼ of Section 9, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan,

according to the plat thereof as recorded in Liber 17 of Plats, Pages 41,
42 and 43, Washtenaw County Records.
Assessor Parcel No. 12-04-403-010

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the PROPRIETOR, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the PROPRIETOR in writing that the PROPRIETOR has satisfactorily corrected the item(s) the PROPRIETOR has failed to perform.

(T-6) This agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day first above written.

Witnesses:

CITY OF ANN ARBOR, MICHIGAN
100 North Fifth Avenue
Ann Arbor, Michigan 48107

By: _____
John Hieftje, Mayor

By: _____
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Roger W. Fraser, City Administrator

Approved as to Form:

Stephen K. Postema, City Attorney

Georgetown Commons Center, LLC
A Michigan Limited Liability Company
P.O. Box 7067
Bloomfield Hills, Michigan 48302-7067

Witness:

By: _____
Craig Schubiner, Member

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

On this _____ day of _____, 2007, before me personally appeared John Hieftje, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan Municipal Corporation, to me known to be the persons who executed this foregoing instrument, and to me known to be such Mayor and Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation by its authority.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

STATE OF MICHIGAN)
) ss:
County of)

On this _____ day of _____, 2007, before me personally appeared Craig Schubiner, Member, Georgetown Commons Center, LLC, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as his free act and deed.

NOTARY PUBLIC
County of _____, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

DRAFTED BY AND AFTER RECORDING RETURN TO:
Mark Lloyd, Manager
Ann Arbor Planning & Development Services
Post Office Box 8647
Ann Arbor, Michigan 48107
(734) 994-2800

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 19, 2006

**SUBJECT: Georgetown Commons Rezoning and Site Plan (2502-2568 Packard Road)
File Nos. 12044T16.2 and .5a**

PROPOSED CITY PLANNING COMMISSION MOTION

The City Planning Commission hereby recommends that the Mayor and City Council approve the Georgetown Commons Rezoning (2502-2568 Packard Road) from C1 (Local Business District) to C1B (Community Convenience Center District), Site Plan and Development Agreement.

STAFF RECOMMENDATION

Staff recommends **approval** of the rezoning because the uses permitted under the proposed zoning would be compatible with the City's adopted plans and policies and with the surrounding properties.

Staff recommends that the site plan be **approved** because the contemplated development would comply with all applicable state, local, and federal law, ordinances, standards and regulations; and the development would not cause a public or private nuisance, limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, and would not have a detrimental effect on the public health, safety or welfare. The development agreement addresses footing drain disconnections, improvements in the public right-of-way, and building design/appearance.

LOCATION

The site is located west of Packard Road, between Pine Valley and King George Boulevards (South Area, Malletts Creek Watershed).

DESCRIPTION OF PETITION

Rezoning – The petitioner requests rezoning from C1 (Local Business District) to C1B (Community Convenience Center District) for a 6.52-acre site in the southeast quadrant of the City, to redevelop a retail center. The only significant difference in permitted uses, area, height, and placement standards between the two districts is the C1 district's limitation on gross floor area for retail sales to not more than 8,000 square feet per use and to a 50-seat capacity for eating and drinking establishments. There are no such restrictions in the C1B district. Some of the existing uses within the complex are nonconforming because they exceed the 8,000 square foot limitation. For example, Kroger is listed at 18,170 square feet.

Site Plan - The petitioner requests site plan approval to construct a retail complex, following demolition of the existing retail and office buildings. The site currently contains approximately 83,300 square feet of floor area in one and two-story components including retail and office uses, generally centered on the site, with 426 surface parking spaces. The proposed 91,700-

square foot development would generally be oriented perpendicular to Packard Road. North "Building A" would have 37,000 square feet in one story and would include a drive-through along the north side of the building and a covered, north/south walkway approximately mid-building. South "Building B" would also be one story, with 30,900 square feet and have a covered walkway, aligned with the walkway on Building A. Buildings A and B generally have storefronts and entrances from walkways on all facades of the buildings. Building C, located on the west portion of the site, would have 23,000 square feet in two stories, primary entrances on its east side, and a basement level for storage.

Two drives on Packard Road, near the north and south property lines, provide vehicular access to parking areas perpendicular to Packard Road and to site circulation. (The locations of the proposed drives are similar to the two existing drives, but have greater setbacks from the property lines and are reduced in width from 30.04 feet and 35.42 feet to 26 feet each.) North/south-oriented parking areas are also provided between Packard Road and the fronts of Buildings A and B, and between Buildings A and B and the front of Building C. Additionally an east/west connecting drive between Buildings A and B provides 30 parallel parking spaces. Parking for a total of 296 vehicles and 32 bicycles is distributed throughout the site. Pedestrian access is provided from three locations along Packard Road that includes decorative pavement, planters and landscaping, benches and lighting. A plaza area and associated covered bus stop is proposed to be centrally located. Walkway connectors are also provided to the Page Avenue sidewalk, with steps and ramps to the retail level, connecting through a landscaped play area and plaza space, and an additional sidewalk to steps at the rear of Building C, providing direct access to the building.

Public utility connections will be made in the Packard Road and Page Avenue right-of-ways. The number of required footing drain disconnections is being finalized, based upon the balance between anticipated new uses and present uses that will be discontinued. This requirement will be included in the development agreement.

The impervious cover of the site will decrease by one percent, from 92 to 91 percent. A new storm water management system, beneath the parking area on the northwest portion of the site, will outlet into the City system in Page Avenue. The system includes two swirl concentrators before surface water enters perforated detention pipe within the system, and an additional infiltration trench along Page Avenue before storm water enters the public system. Additionally, approximately 27,000 square feet of permeable pavement is provided for pavement in the northwest portion of the parking area as well as stone filter strips between parking bays.

The traffic impact study indicates an insignificant change in anticipated levels of service (LOS) between the existing development and the new proposal. All nearby intersections operate at LOS C or better with the exception of the King George Boulevard and Packard Road intersection. Currently, the intersection operates at LOS E in the a.m. peak hour and LOS F in the p.m. peak hour; these LOS conditions are not anticipated to worsen. The King George/Packard intersection is not signalized nor is a signal planned because of close proximity to other signals and to discourage cut-through traffic in the residential neighborhood from Eisenhower Parkway. No traffic mitigation is suggested or required. An excerpt from the traffic impact study is attached.

There are 16 landmark trees on and within 50 feet of the site. Four landmark trees are proposed for removal and grading is proposed within ten feet of the trunks of five additional trees. (The impact on the four landmark trees is necessitated by removal of an existing retaining wall.) Mitigation has been provided for removal and impact by the addition of 39

deciduous trees of three-inch caliper size, including red maple, hornbeam, red oak and American linden.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	C1 (Local Business District)
EAST	Multiple Family Housing	R4A (Multiple-Family Dwelling District)
SOUTH	Single Family Housing	R1C (Single-Family Residential District)
WEST	Multiple Family Housing	R4A (Multiple-Family Dwelling District)

COMPARISON CHART

	EXISTING	PROPOSED	C1 REQUIREMENTS	C1B REQUIREMENTS
Zoning	C1	C1B	C1	C1B
Gross Lot Area	283,031 sq ft (6.52 ac)	283,031 sq ft (6.52 ac)	2,000 sq ft MIN	2,000 sq ft MIN
Usable Floor Area in Percentage of Lot Area	29.3 percent (83,319 sq ft)	32.3 percent (91,700 sq ft)	40 percent (113,212.4 sq ft)	40 percent (113,212.4 sq ft)
Front Setback - Packard Road Page Avenue	Packard - 203 ft Page – 130 ft	Packard - 90 ft Page – 32.5 ft	25 ft MIN	25 ft MIN
Side Setback * – North South	North – 46 ft South – 58 ft	North – 62 ft South – 85.3 ft	20 ft abutting residential uses MIN; otherwise, none required	20 ft abutting residential uses MIN; otherwise, none required
Building Height	25 ft, 1 and 2-stories	25 ft, 1 and 2-stories	25 ft/2 stories MAX	25 ft/2 stories MAX
Parking - Automobiles	426 spaces	296 spaces	296 spaces MIN 322 spaces MAX	296 spaces MIN 322 spaces MAX
Parking – Bicycles	Class C – 6 spaces	Class B - 16 spaces Class C - 16 spaces 32 spaces total	Class B – 15 spaces Class C – 15 spaces 30 spaces total MIN	Class B – 15 spaces Class C – 15 spaces 30 spaces total MIN

* There is no rear yard setback because the property has frontage on two streets.

HISTORY

The existing Georgetown Mall was approved in 1970 on an outlot of the Smokler-Hutzel subdivision for 63,300 square feet of commercial space in four buildings with 409 parking spaces. A revision in 1971, after construction had begun, permitted 81,947 square feet of floor area with 412 parking spaces. Subsequent administrative amendments, in 1980, 1982, and 1985, added an automated teller machine, a walk-in cooler for the grocery store, and a 980-square foot enclosed entry and parking lot rearrangement (426 vehicles and three bike racks) respectively. In January of 2004, the owner made an informal presentation to the Commission for consideration of a mixed-use PUD, but additional submittals were not forthcoming.

PLANNING BACKGROUND

The South Area Plan, adopted December 1990, recommends commercial uses for this site and further identifies it as a “neighborhood commercial” image area. Recommendations for improving the image area include unifying architectural treatments and signage, landscaping, canopy trees and screen walls (where space is limited). Additional recommendations of the Plan with regard to nonresidential land uses include providing a range of goods and services in locations that will serve neighborhoods and businesses; encouraging a range of employment opportunities and opportunities for business creation and growth; and providing easy accessibility to pedestrians and automobiles.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – Engineering/Utilities - Staff is finalizing calculations for the required footing drain disconnections for sanitary sewer mitigation and this will be included in the development agreement. Staff will review construction details and placement of the bus shelter and modified pavement in the public right-of-way for safety, accessibility and conformance to Code. The shelter requirement is included in the development agreement as well.

Parks and Recreation – Staff requests that proposed playground equipment is correctly rated for safety and accessibility.

Planning - The existing C1 zoning district is designed “*solely to serve the needs of the surrounding residential neighborhood, proving goods that are day-to-day needs and are classed by merchants as ‘convenience goods and services’.*” “Normal spacing” between C1 districts is approximately one mile and their total land area, 2 acres. The regulations are intended to establish standards comparable to the standards for residential districts resulting in similar area, height and placement regulations. The Georgetown Commons site contains 6.52 acres. At the time of the existing center’s approval, the C1 district limited the floor area of retail sales to 4,000 square feet *except for retail stores that were primarily engaged in selling food for home preparation and consumption, which were limited to 15,000 square feet.* The C1B district and regulations were added in subsequent amendments to Chapter 55 (Zoning Ordinance), as was the increase in maximum retail space to 8,000 square feet (and removal of the 15,000-square foot exception for grocery stores) in the C1 district.

The C1B zoning district is designed to “*serve the needs of the surrounding community. This includes establishments which, although they serve primarily a surrounding neighborhood, could*

also serve a larger trade or service area. These districts tend to create greater environmental stresses than those districts permitted under C1, even though the goods or services offered might be in the convenience category or classification. Most persons entering this district will come by auto and typically park once." The only significant difference between the two districts with regard to uses and area, height, and placement standards is the limitation in the C1 district to 8,000 square feet maximum floor area for each retail space and to 50 seats for eating and drinking establishments. The existing Kroger store would not be permitted within the present C1 district. While smaller, locally owned, retail stores might be desirable within the context of providing nearby neighborhoods with goods and services, current trends for many retail establishments, especially grocery and drug stores, is toward a larger area with a greater range and diversity of goods. Rezoning to C1B would increase the ability of a variety of retail establishments to locate in the district. Conversely, it does not prohibit development of other retail establishments and service providers desiring smaller building footprints. The traffic impact study indicates a minimal difference in traffic generation and impact. The rezoning would also have minimal or no increase in impacts on City utilities. The rezoning to C1B would also meet goals of the South Area Plan that include improving the image area with architectural treatment, signage, landscaping, and canopy trees, providing the opportunity for a wide range of goods and services in a location that will serve neighborhoods and businesses; encouraging a range of employment opportunities and opportunities for business creation and growth; and providing easy accessibility to pedestrians and automobiles.

The Malletts Creek Coordinating Committee reviewed initial plans in May 2006 and recommended the use of permeable paving for parking areas, utilizing green roofs to reduce impervious area, and utilizing infiltration and/or perforated bottom design for the underground detention basin. The petitioner subsequently incorporated permeable paving, perforated pipe, and an additional underdrain in an infiltration trench adjacent to Page Drive.

Ann Arbor Transportation Authority (AATA) staff indicated that a nearby bus stop on Packard Road is heavily used and relocating the stop to the front of the development and adding handicapped access would be beneficial. Additionally it was suggested to add pedestrian access from Page Avenue to minimize vehicular trips. Both suggestions were incorporated into the present proposal. The petitioner has also indicated that a bus shelter design, in conformance with City right of way standards and AATA policies, would be included at the center of the site, adjacent to Packard Road.

Staff recommends approval of the rezoning and site plan and development agreement.

Prepared by Donna Franklin Johnson
Reviewed by Coy Vaughn and Mark Lloyd
jsj/9/14/06

Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Building Elevations
Permeable Pavement Detail
Rezoning Application
Traffic Impact Study - Summary

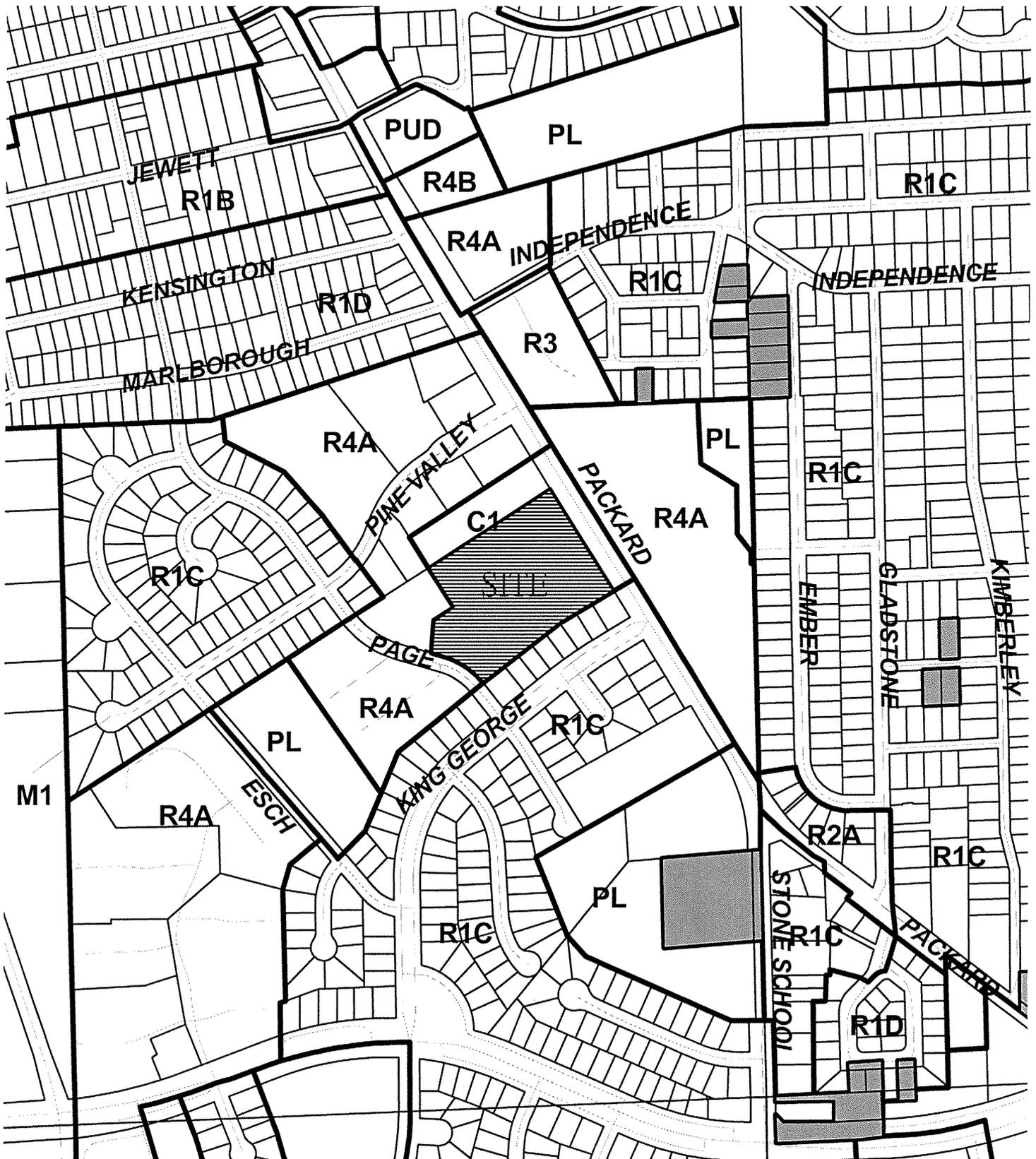
c: Owner: Georgetown Commons Center, LLC
P. O. Box 7067
Bloomfield Hills MI 48302

Petitioner: Hobbs + Black Associates, Inc.
100 North State Street
Ann Arbor, MI 48104

Systems Planning
File No. 12044T16.2 and .5a

George Town Commons Rezoning Old Site Plan

Parcel and Zoning



 Township Zoning

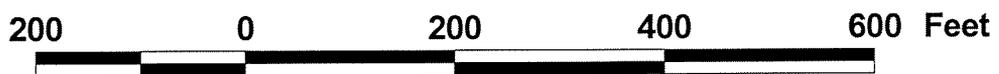
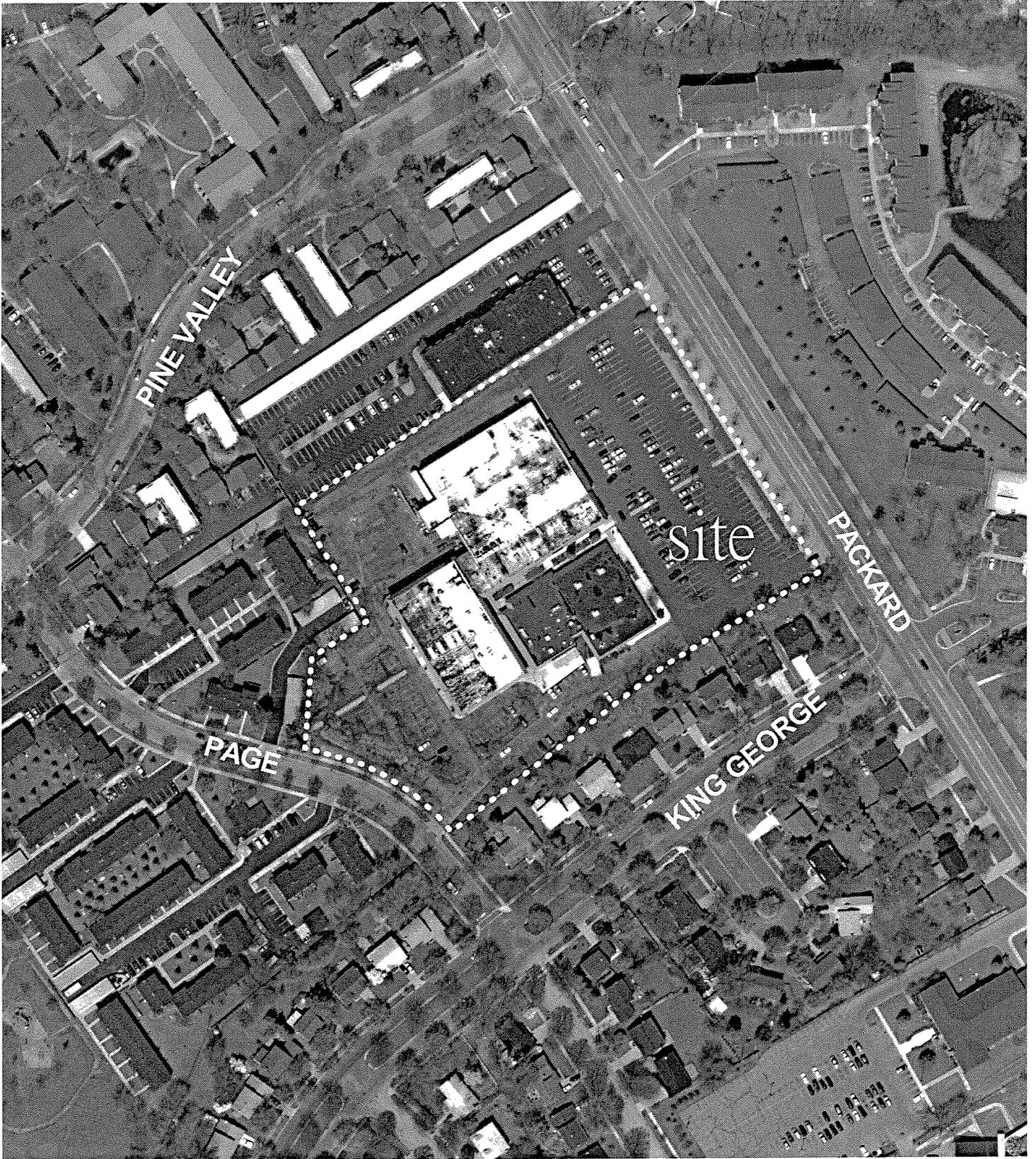
Prepared by Ann Arbor City Planning Department

200 0 200 400 600 Feet



Georgetown Commons Rezoning and Site Plan

Aerial Photo



2002 Aerial Photo

PACKARD STREET

DECORATIVE STREET LIGHTS
-SEE PHOTOMETRIC PLAN

DECORATIVE STREET LIGHTS
-SEE PHOTOMETRIC PLAN

RETAINING WALL

40' WIDE PROPOSED UTILITY EASEMENT

TRASH ENCLOSURE, TYP.
-SEE DET. ON SP-3

COMPACT PARKING SIGNAGE

11 SP. COMPACT

COMPACT PARKING SIGNAGE

18 SP. COMPACT

TRASH ENCLOSURE, TYP.
-SEE DET. ON SP-3

15' MIN. LANDSCAPE BUFFER -SEE LANDSCAPE PLAN

PROPERTY LINE

6" UTILITY EASEMENT

30' UTILITY EASEMENT

BUILDING 'C'
11,500 S.F. UPPER LEVEL
11,500 S.F. GROUND LEVEL
11,500 S.F. BASEMENT

BUILDING 'A'
37,800 SF

BUILDING 'B'
30,900 SF

COVERED WALKWAY

COVERED WALKWAY

12' HT. DECORATIVE STREET LIGHT POLE
-SEE PHOTOMETRIC DWG.

PLANTER TYP.

AMENITY SPACE

PLAY AREA

4' HT. LOADING PLATFORM W/ GUARDRAIL

40' WIDE EASEMENT

* NOTE:
PLAY AREA SURFACE AND EQUIPMENTS
PROVIDED FOR PLAY AREA WILL MEET ASTM
SAFETY STANDARDS.

SITE PLAN
SCALE - 1"=40'-0"

PROJECT NORTH

TRUE NORTH

KING GEORGE BLVD. (100 FT. WIDE)

Georgetown Commons
9-19-06

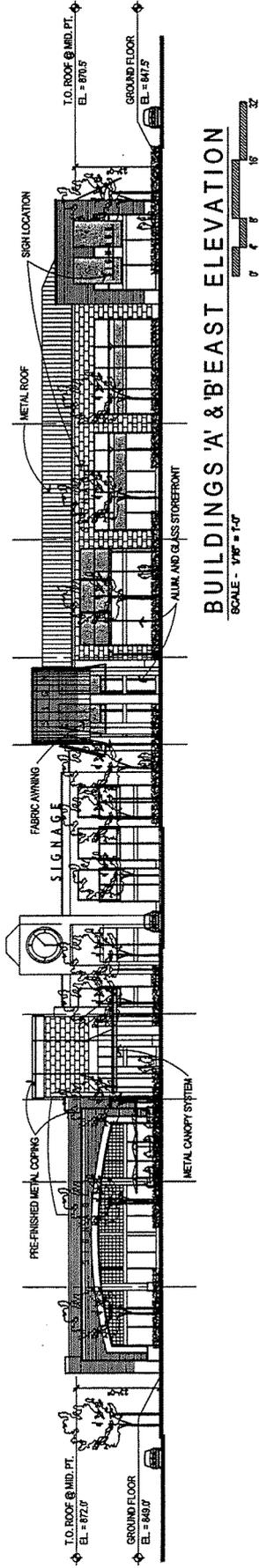
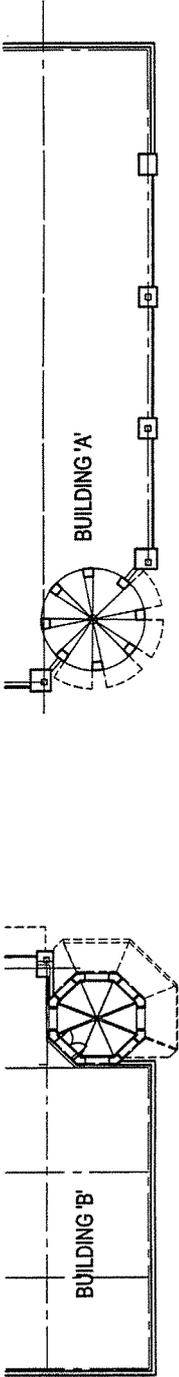
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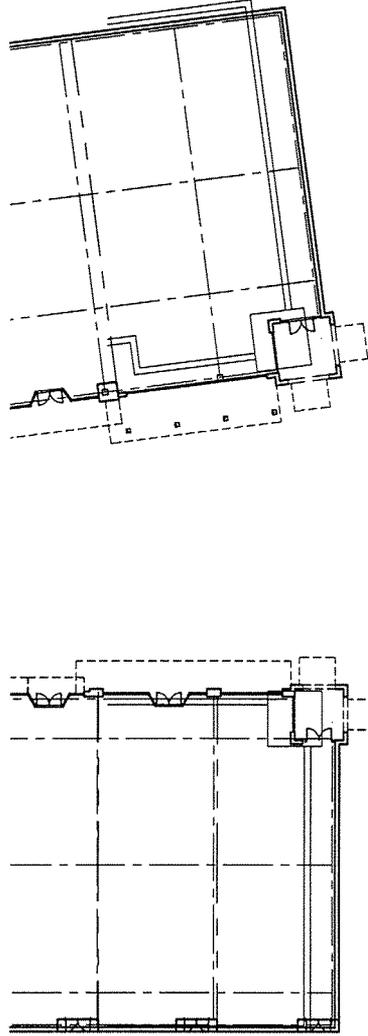
C

B

A



BUILDINGS 'A' & 'B' EAST ELEVATION
SCALE - 1/8" = 1'-0"

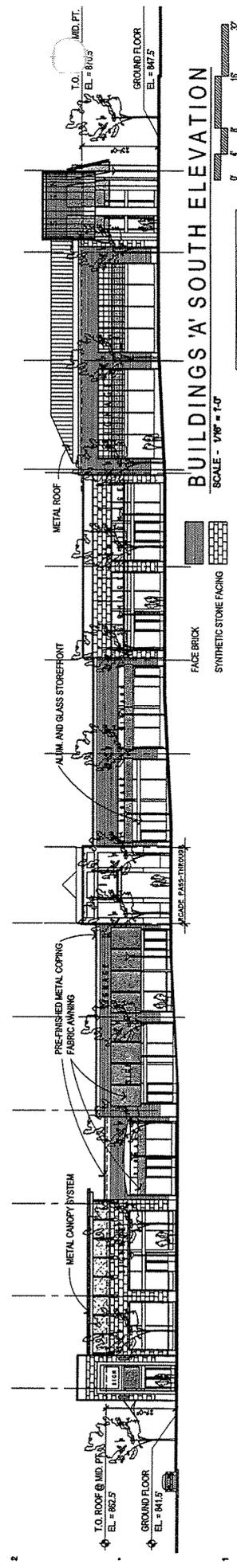
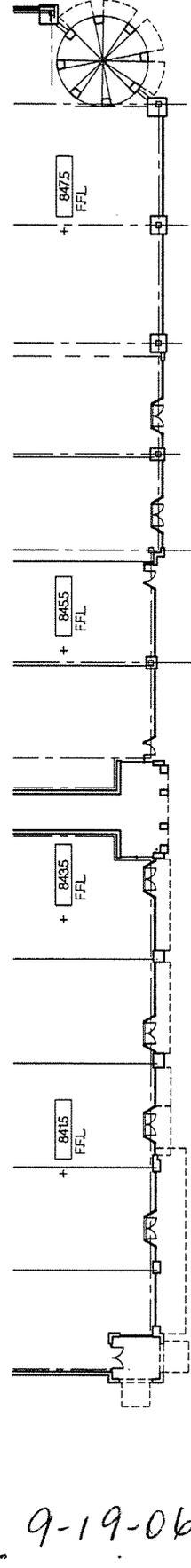
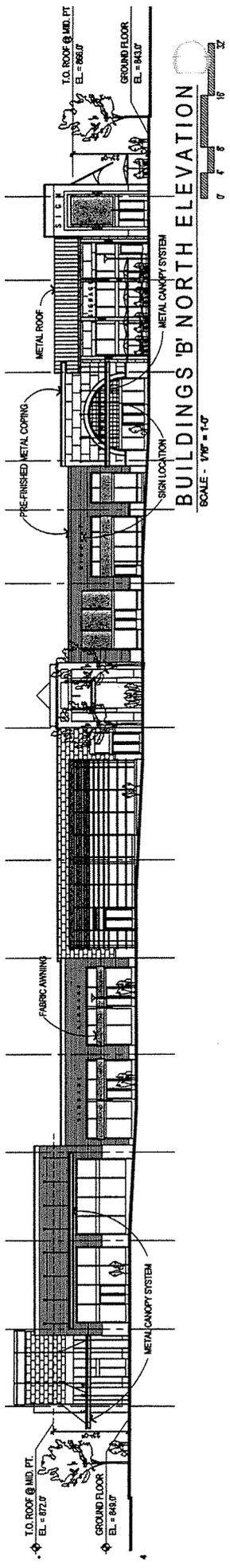
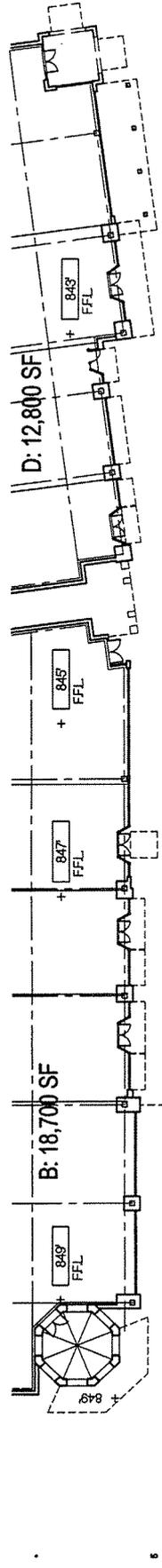


BUILDINGS 'A' AND 'B' WEST ELEVATION
SCALE - 1/8" = 1'-0"

FACE BRICK
SYNTHETIC STONE FACING

NOTE:
POTENTIAL LOCATION OF DOORS
AND WINDOWS ARE INDICATED ON
ELEVATIONS AND ARE SUBJECT TO
CHANGES DEPENDING
ON ACTUAL TENANT MIX.

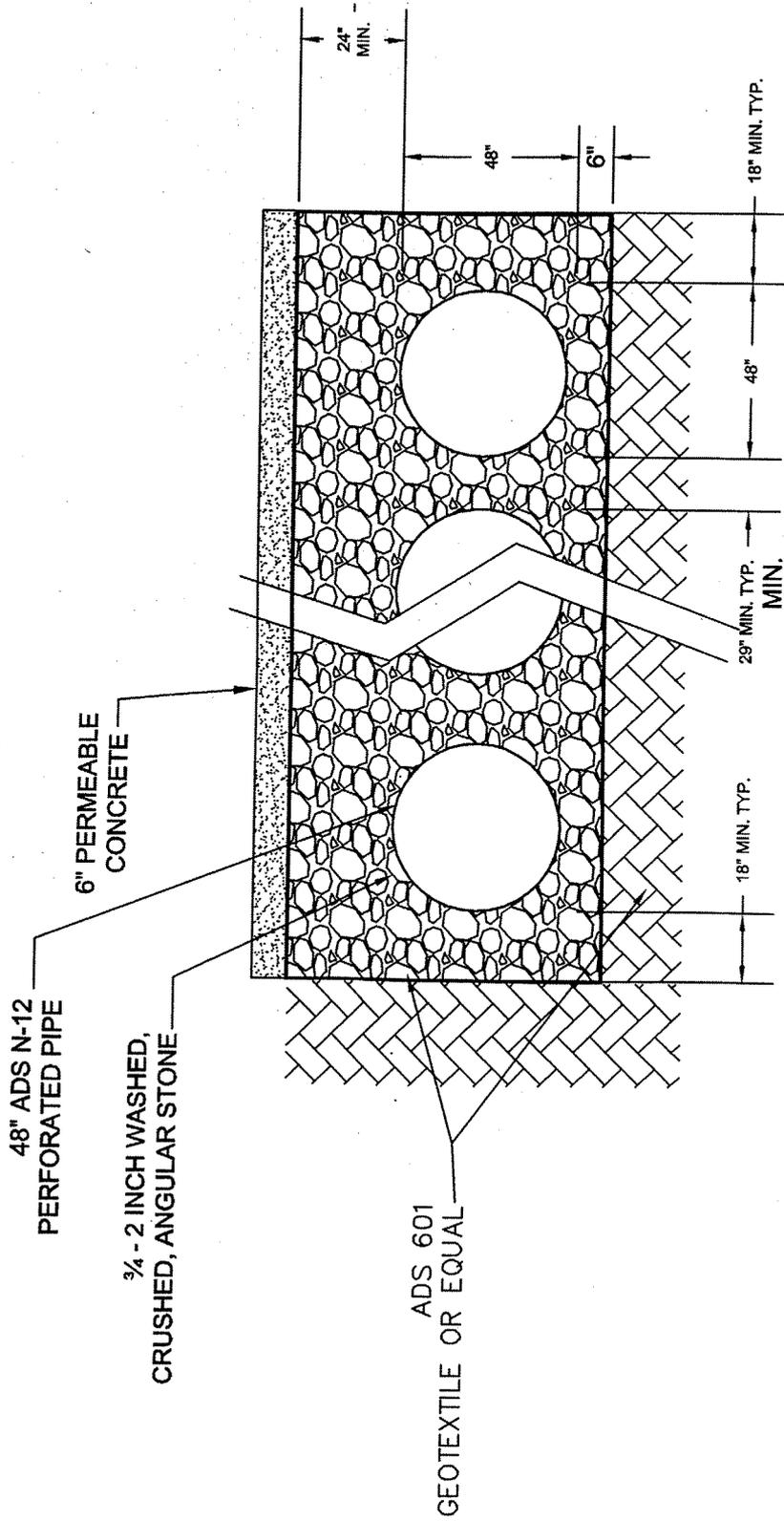
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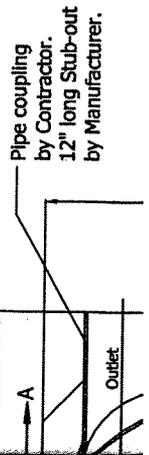
NOTE:
 POTENTIAL LOCATION OF DOORS
 AND STORAGE ARE INDICATED ON
 ELEVATION DRAWINGS. THEY ARE
 SUBJECT TO CHANGE DEPENDING
 ON ACTUAL TENANT REQ.

A B C D E F G H

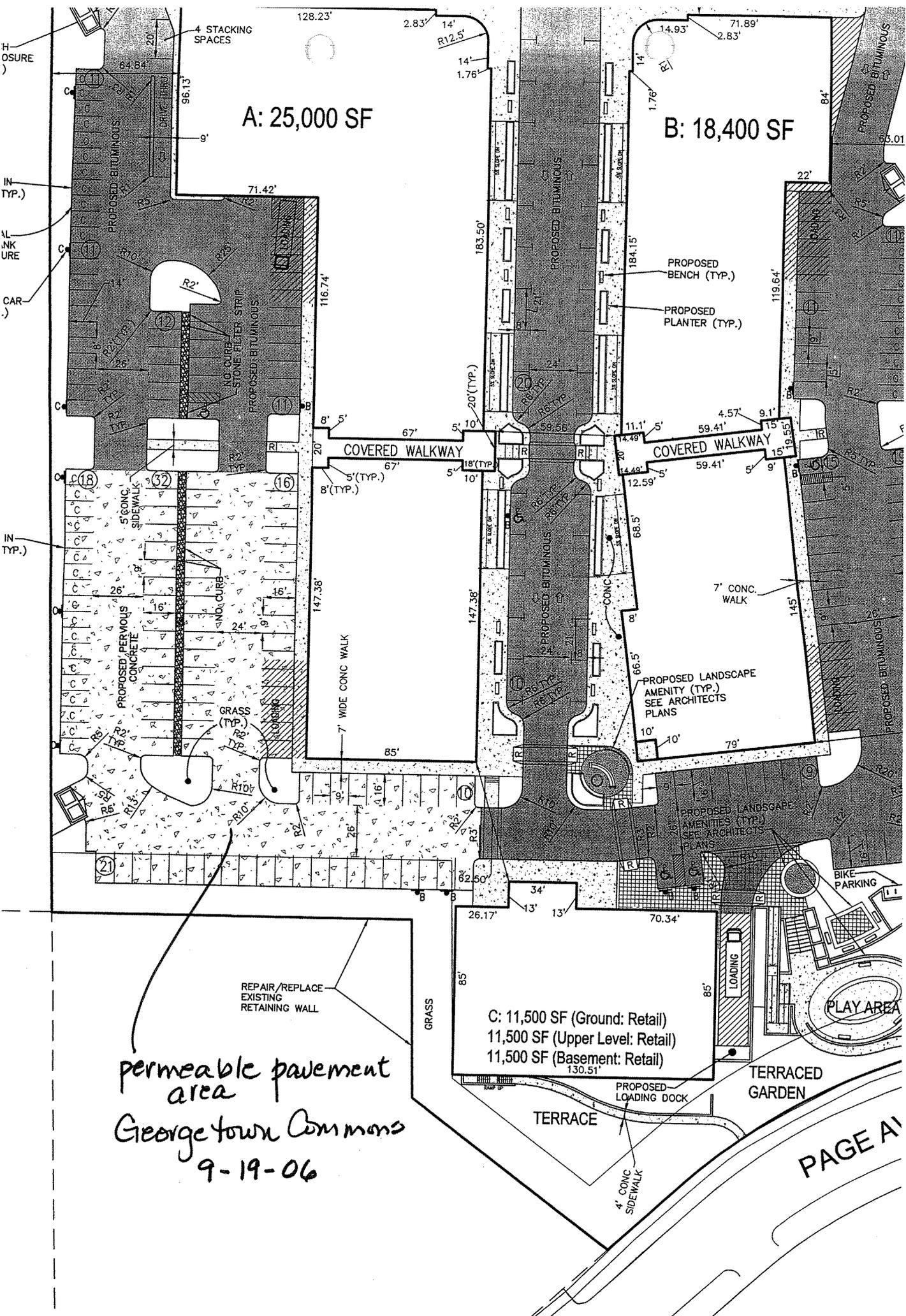
9-19-06



UNDERGROUND DETENTION FIELD AND PERMEABLE CONCRETE DETAIL



FROM MH	TO MH	ACRES A	IMPERV. FACTOR C	EQUIV. AREA A * C	ADD. AREA A * C	SUM OF INTENSITY A * C	TIME OF TRAPATION	RUNOFF (CFS) C	PIPE CAPACITY	LENGTH OF	PIPE DIAMETER	FRIC
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A: 25,000 SF

B: 18,400 SF

C: 11,500 SF (Ground: Retail)
 11,500 SF (Upper Level: Retail)
 11,500 SF (Basement: Retail)
 130.51'

permeable pavement area
George town Commons
9-19-06

PAGE A1

**PETITION FOR CHANGES IN OR
ADDITIONS TO THE ZONING CHAPTER**

City of Ann Arbor, Michigan
Planning Department (734/994-2800)

TO: The Honorable Mayor and City Council
City of Ann Arbor
Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described.

2502-2508 Packard Rd., Ann Arbor, MI
(Give or attach legal description and include location of property)

Please see attached legal

The petitioner(s) requesting the zoning/rezoning are:

Georgetown Commons Center, LLC - related developer entity
(List petitioners' name; address; telephone number; and interest in the land;
i.e., owner, land contract, option to purchase, etc.)

P.O. Box 7067

Bloomfield Hills, MI 48302-7067

(248) 332-4444

Also interested in the petition are:

Harbor Georgetown, LLC - Owner
(List others with legal or equitable interest)

EW

The applicant requests that the Official City Zoning Map be amended to reclassify this property from
C1 to C1B to permit the following use(s): Retail
(state intended use)

Justification:

1. The extent to which the zoning/rezoning requested is necessary:

C1-local business district limits retail total gross floor area to 8,000 sq.ft., which does not reflect or is consistent with the long standing development. C1B-Community convenience center has no such limitation on floor area or seating capacity.

2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

The rezoning will enable the owner to redevelop the site to replace an old mall with empty office spaces and replace it with a new retail center with modern architectural tones and design site.

3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

The rezoning will remove an old mall and replace it with a vibrant new retail center. It will also remove old vacant office buildings.

4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

Revitalize the area with a new up-to-date facility with easy ingress and egress and will be visually pleasing with new architecture and landscaping.

5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

None that petitioner is aware of.

6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

The current mall tenants are at the end of their lease terms
facilitating a smooth transition for redevelopment.

Attached is a scaled map of the property proposed for zoning/rezoning, showing the boundaries of the property, the boundaries of the existing zones, the boundaries of the proposed zones, and the public and/or private easements located within or adjacent to the property petitioned for zoning/rezoning.

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: 8/12/06

Georgetown Commons Center, LLC

Signature:

Craig E. Schulziner, Member
P.O. Box 7067
Bloomfield Hills, MI 48302-7067

(Print name and address of petitioner)

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On this 12TH day of May, 2006, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition 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:

SHIRLEY J. KOLAKOVICH
(Print name of Notary Public)

My Commission Expires: 3-10-2013

SHIRLEY J. KOLAKOVICH
Notary Public, State of Michigan
County of Oakland
My Commission Expires Mar. 10, 2013
Acting in the County of OAKLAND

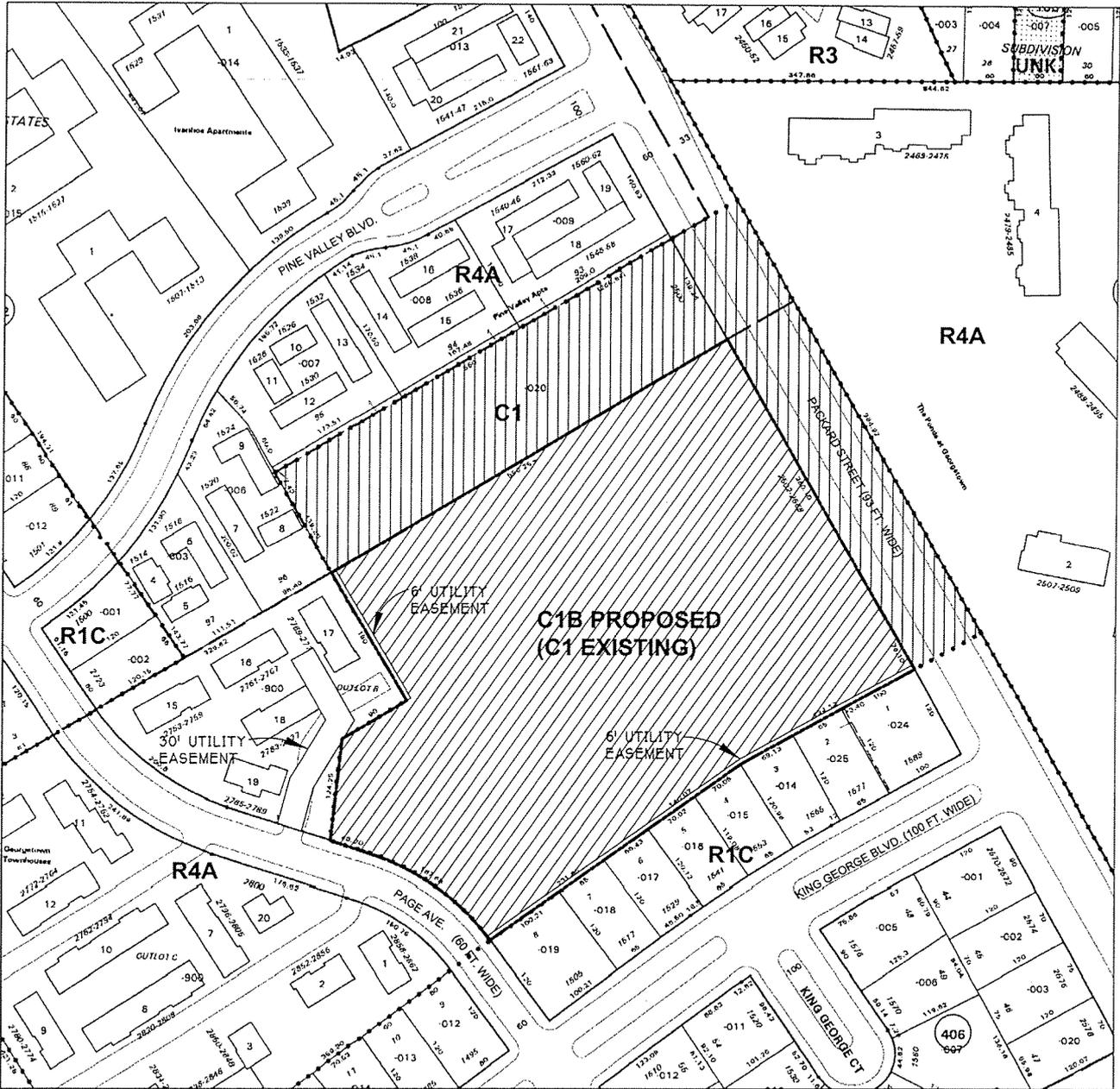
EXHIBIT A

Legal Description

Land located in the City of Ann Arbor, County of Washtenaw, State of Michigan:

Outlot A, Smokler Hutzler Subdivision, of part of the Southeast one-quarter (1/4) of Section 4 and part of the Northeast one-quarter (1/4) of Section 9, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, according to the plat thereof as recorded in Liber 17 of Plats, Pages 41, 42, and 43, Washtenaw County Records,

Commonly known as: 2502-2568 Packard Road, Ann Arbor, Michigan.
Tax Parcel Identification No. 12-04-403-010



ZONING MAP
 SCALE - 1"=200'-0"



TRAFFIC IMPACT STUDY

**Georgetown Commons
Ann Arbor, MI**

May 2006

**Prepared for:
Atwell-Hicks**

**Prepared by:
METRO TRANSPORTATION GROUP, INC.
500 Avis Drive, Suite 200
Ann Arbor, Michigan
(734) 222-5105**



ANALYSIS

The following provides a discussion of the evaluation conducted in order to determine the impact of the project's site traffic on the surrounding future roadway system. The analysis includes an examination of the future capacity of the critical intersections.

Future Capacity Analysis

Table 5 shows the results of the future build scenario with the projected 2008 site traffic volumes. The capacity analysis worksheets are provided in the Appendix.

**Table 5
 Future Build Level-of-Service**

Intersection	Approach	Future No Build Conditions		Future Build Conditions	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Pine Valley Boulevard & Packard Street	NB	A	A	A	A
	SB	A	A	A	A
	EB	C	D	C	D
	Overall	A	A	A	A
King George Boulevard & Packard Street	NB*	A	A	A	A
	SB*	A	A	A	A
	EB	E	F	E	F
	WB	C	D	C	D

* - LOS is for left-turn movement

As shown in Table 5, the intersection of Pine Valley Boulevard and Packard Street is anticipated to continue to operate at an overall LOS A during the AM and PM peak hours. The eastbound stop-controlled approach on King George Boulevard at Packard Street is anticipated to continue to operate at LOS E during the AM peak hour and at LOS F during the PM peak hour. The westbound stop-controlled approach is anticipated to continue to operate at LOS C during the AM peak hour, and at LOS D during the PM peak hour.

At the intersection of King George Boulevard and Packard Street, the eastbound and westbound stop-controlled approaches operate at unsatisfactory levels of service. The large volume of existing and background traffic on Packard Street and the operation of the traffic signals to the north (Pine Valley) and south (Stone School) do not provide sufficient gaps in traffic at this location for the left turning traffic on King George Boulevard. The proposed project adds minimal volumes to this intersection and therefore its impact on these approaches is negligible.

Capacity analyses were performed for the three proposed site driveways. **Table 6** shows the results of the future build scenario with the projected 2008 site traffic volumes. The capacity analysis worksheets are provided in the Appendix.

**Table 6
 Future Level-of-Service for Site Driveways**

Intersection	Approach	Future No Build Conditions		Future Build Conditions	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
North Site Driveway	NB*	-	-	A	A
	SB	-	-	-	-
	EB	-	-	C	F
Middle Site Driveway	NB*	-	-	A	A
	SB	-	-	-	-
	EB	-	-	C	F
South Site Driveway	NB	-	-	-	-
	SB	-	-	-	-
	EB	-	-	C	C

* - LOS is for left-turn movement

The project site plan proposes that the south site driveway is exit-only, whereas the north and middle site driveways are fully operational. As shown in Table 6 above, all the proposed site driveways are anticipated to operate at LOS C during the AM and peak hour, the north and middle driveways are anticipated to operate at LOS F during the PM peak hour, and the south driveway is anticipated to operate at LOS C during the PM peak hour. The left turn movements from Packard Street are anticipated to operate at LOS A during both the AM and PM peak hours in the future build scenario. Stop control is recommended for all of the proposed site driveways.

Sight Distance Evaluation

The 2004 AASHTO intersection sight distance guidelines were utilized for evaluating the sight distance at the three proposed site driveways. For left turn movements out of the three proposed stop-controlled site driveways on the four-lane cross section of Packard Street, AASHTO recommends a minimum 440 feet of sight distance for a design speed of 35 mph to allow drivers to decide when to cross the two approaching lanes to enter the adjacent roadway. For right turn movements out of the three proposed stop-controlled driveways on Packard Street, AASHTO recommends a minimum 415 feet of sight distance for a design speed of 35 mph. For left turn movements into the three proposed driveways from Packard Street, AASHTO recommends a minimum 310 feet of sight distance for a design speed of 35 mph.

Field observations indicate that the existing sight distance exceeds the AASHTO recommendations at all three of the proposed driveway locations for all approaches. No significant barriers in the line of sight currently exist in the vicinity of any of the three proposed driveway locations.

CONCLUSIONS

It is not anticipated that the proposed retail development will have a significant impact on the surrounding roadway network during the weekday morning and weekday afternoon peak hours. Stop control for all site driveways is recommended. The proposed driveway locations and configurations appear to be adequate. Recommended improvements include the construction of the driveways on Packard Street according to City of Ann Arbor standards.