

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 3, 2016

**SUBJECT: Maple Shoppes Building 2 Planned Project Site Plan
512 North Maple Road
File No. SP16-068**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Maple Shoppes Building 2 Planned Project Site Plan, subject to providing an arrangement of buildings that promotes transit access and pedestrian orientation, and reduces the need for infrastructure.

STAFF RECOMMENDATION

Staff recommends that the planned project site plan be **approved** because the contemplated development complies with all applicable state, local and federal laws, ordinances, standards and regulations; the development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare. The planned project modifications provide for a public benefit that promotes transit access, pedestrian orientation and reduced need for infrastructure.

LOCATION

This site is located at the northeast corner of North Maple Road and Dexter Avenue, across from Veterans Memorial Park and on the diagonal corner from the Maple Village Shopping Center. It is in the West planning area, the Allen Creek watershed, and Ward 5.

DESCRIPTION OF PETITION

The petitioner is requesting approval to construct a 7,750-square foot retail building at the northeast corner of North Maple and Dexter in the Maple Shoppes center, a 0.8 acre site zoned C3 (Fringe Commercial). Planned project modifications are sought to allow reduced front setbacks. The site is part of a two-parcel shopping center approved in 2008 and constructed in 2009.

The proposed building is the same size and in the same location as previously approved on the Maple Shoppes Planned Project Site Plan (for a 17,500-square foot grocery store and a 7,750-square foot multi-store retail building) approved in 2008. However, that site plan has expired and any new development (even previously approved) requires new approvals.

Planned project modifications are requested to reduce the normal 10-foot minimum front setback to 8 ½ feet from North Maple Road and 7 ½ feet from Dexter Avenue. See the Planned Project Modifications section of this report for more details and analysis.

The proposed building will share the existing 90-space parking lot as well as the existing stormwater management system and solid waste/recycling facilities with the grocery store, as originally planned.

COMPARISION CHART

		EXISTING	PROPOSED	REQUIRED/ PERMITTED
Zoning		C3	C3	C3
Gross Lot Area		36,152 sq ft (0.8 acre)	36,152 sq ft	6,000 sq ft MIN
Floor Area as % Lot Area Ratio		Vacant	21%	200% MAX
Setbacks	Front-Maple	Vacant	8.5 ft	10 ft MIN – 25 ft MAX
	Front-Dexter	Vacant	7.5 ft	10 ft MIN – 25 ft MAX
	Side (E)	Vacant	75 ft	0 ft MIN
	Rear (N)	Vacant	60 ft	30 ft MIN (abutting R)
Height		Vacant	23 ft/1story	35 ft / 3 stories MAX
Vehicle Parking		90 spaces (shared)	90 spaces (shared)	81 spaces MIN, 95 MAX
Bicycle Parking		None	8	8 spaces MIN

Shading indicates planned project modifications are needed to allow as proposed.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-family residential	R1C Single-Family Residential
EAST	Commercial (grocery, restaurant)	C1B Community Convenience Center
SOUTH	Public Park (Veterans Mem. Park w/Skatepark)	PL Public Land
WEST	Commercial (Ahmo's), Medical Offices	C1 Local Business, O Office

HISTORY and PLANNING BACKGROUND

At various points in time between 1948 and 2008, the 2.6-acre site contained eight buildings and a variety of commercial and industrial uses including two gas stations with repair service, an iron lung painting facility operated by the University of Michigan, a collision repair shop and parts retailer, and a vacuum and small appliance repair shop. The Maple Shoppes Planned Project Site Plan and rezoning petition was approved on October 28, 2008. The rezoning petition changed a portion of the site from C1B (Community Convenience Center) to C3 (Fringe Commercial), zoning the entire site C3. The site plan approved the development of a 17,500-square foot grocery store and a 7,750-square foot retail building sharing a 90-space parking lot. Planned project modifications were requested to allow an 8-foot setback on North Maple Road and a 15-foot setback on Dexter Avenue. At the time the site plan was submitted, the minimum front setback required in the C3 district was 40 feet. Changes to the area, height and placement standards of many zoning districts, including the C3, were under consideration but were not yet approved by October 28, 2008.

The site was divided into two parcels on April 10, 2009 and an administrative amendment to the 2008 Maple Shoppes Planned Project Site Plan was approved on April 13, 2009 to reflect the split configuration.

This site is located in the West planning area. The 2009 Master Plan Land Use Element future land use recommendation calls for commercial uses on the site. A package of area, height and placement amendments, including changing the front setback requirement in the C3 district to a minimum of 10 feet and a maximum of 25 feet, were approved on January 3, 2011.

PLANNED PROJECT STANDARDS

Planned project approval is requested to allow a decrease in the minimum front setback requirement of 10 feet in the C3 district to 8.5 feet along North Maple Road and 7.5 feet along Dexter Avenue. The request modifications will help to achieve the objectives of the development program by allowing the building to be built in the location previously site planned, eliminating the need for additional infrastructure and will enhance pedestrian orientation. The previously approved planned project modifications were approved to help achieve better pedestrian orientation.

Based upon compliance with the following standards, the Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan: (Petitioner comments are in plain type; *staff comments are in italics.*)

- 1. The lot(s) included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located.**
- 2. The proposed modifications of zoning requirements must provide one or more of the following:**
 - a) Usable open space in excess of the minimum requirement for the zoning district.**
 - b) Building or parking setback(s) in excess of the minimum requirement for the zoning district.**
 - c) Preservation of natural features that exceeds ordinance requirements, especially for those existing features prioritized in the land development regulations as being of highest and mid-level concern.**
 - d) Preservation of historical or architectural features.**
 - e) Solar orientation or energy conserving design.**
 - f) An arrangement of buildings which provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure or impervious surface.**
 - g) Affordable housing for lower income households.**

h) Permanent open spaces of 20 percent or more in any low-density residential district.

[In regard to item] F, the site design utilizes innovative and efficient land use by placing the buildings along the street frontage away from the residential area to encourage pedestrian activity of shoppers and to achieve the goal of providing an urban shopping opportunity to Ann Arbor residents while minimizing impacts to the surrounding area and the environment.

The petitioner's statement above is identical to their 2008 planned project modification request. The proposed site plan for the retail building has since been further revised to provide more windows and doors on the street-facing elevations, enhancing the pedestrian orientation of the development.

3. The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.

The site access already exists and operates in a manner that does not affect adjacent properties.

4. The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.

The proposed modifications are in keeping with the goals for buildings closer to streets and sidewalks as expressed in many planning documents. Adequate setbacks are still provided for the safety of pedestrians and the motoring public.

5. Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 and 62.

Sufficient parking and landscaping has been provided.

6. The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

The proposed development is less than the currently permitted allowable floor area and FAR. There is no open space requirement in commercial districts.

7. There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

The proposed uses are consistent with the existing zoning district of the site.

SERVICE UNIT COMMENTS

All service units have reviewed the proposed site plan. Issues identified during staff's review have been resolved.

Maple Shoppes Building 2 Planned Project Site Plan
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Reviewed by Ben Carlisle
7/29/16

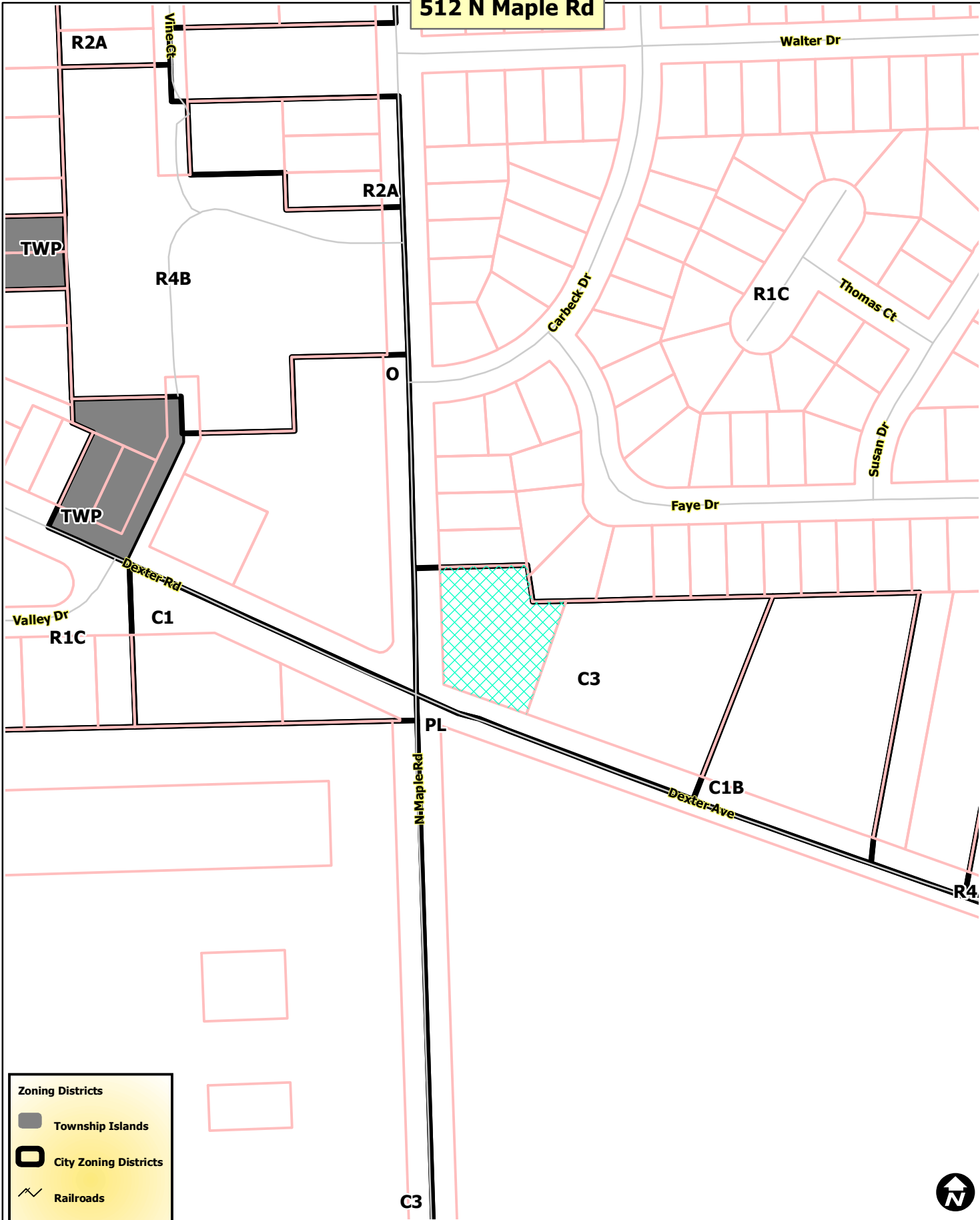
Attachments: Zoning Map
Aerial Map
Site Plan
Landscape Plan
Elevations
2008 Site Plan
2006 Aerial Photo

c: Owner: Chelsea Land Company
Rene Papo
206 S. Fifth Avenue
Ann Arbor, MI 48104

Petitioner: Kathy Keinath, P.E.
Perimeter Engineering, LLC
11245 Boyce Road
Chelsea, MI 48118

Systems Planning
File No. SP16-068

512 N Maple Rd



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River




Map date 3/21/2016
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms



512 N Maple Rd



-  Railroads
-  Parcels
-  Huron River



Map date 3/21/2016
Any aerial imagery is circa 2015
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PERIMETER

SECTION 24
 TOWN 02 SOUTH, RANGE 05 EAST
 CITY OF ANN ARBOR
 WASHTENAW COUNTY, MI

CLIENT
 CHELSEA LAND COMPANY
 MAPLE SHOPPES
 SITE PLAN
 LANDSCAPE

REVISIONS
 DATE: JULY 21, 2016
 DATE: JUNE 16, 2016
 DATE: APRIL 25, 2016
 SCALE: 1" = 20'
 DR. K.K. CH. K.K.
 SHEET NO. 51-06

NOTES:
 1. PER CHAPTER 49, SECTION 4-58 OF THE CITY CODE, 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 A PERMIT TO OCCUPY. ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

PH 09-09-19-30-04
 Address: 233 FAYE DR
 ANN ARBOR, MI 48103

PH 09-09-19-30-05
 Address: 233 FAYE DR
 ANN ARBOR, MI 48103

PH 09-09-19-30-03
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 ANN ARBOR, MI 48103

PH 09-09-19-30-02
 Address: 233 FAYE DR
 ANN ARBOR, MI 48103

PH 09-09-19-30-01
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 ANN ARBOR, MI 48103

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 Address: 233 FAYE DR
 ANN ARBOR, MI 48103

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 Address: 233 FAYE DR
 ANN ARBOR, MI 48103

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 Address: 233 FAYE DR
 ANN ARBOR, MI 48103

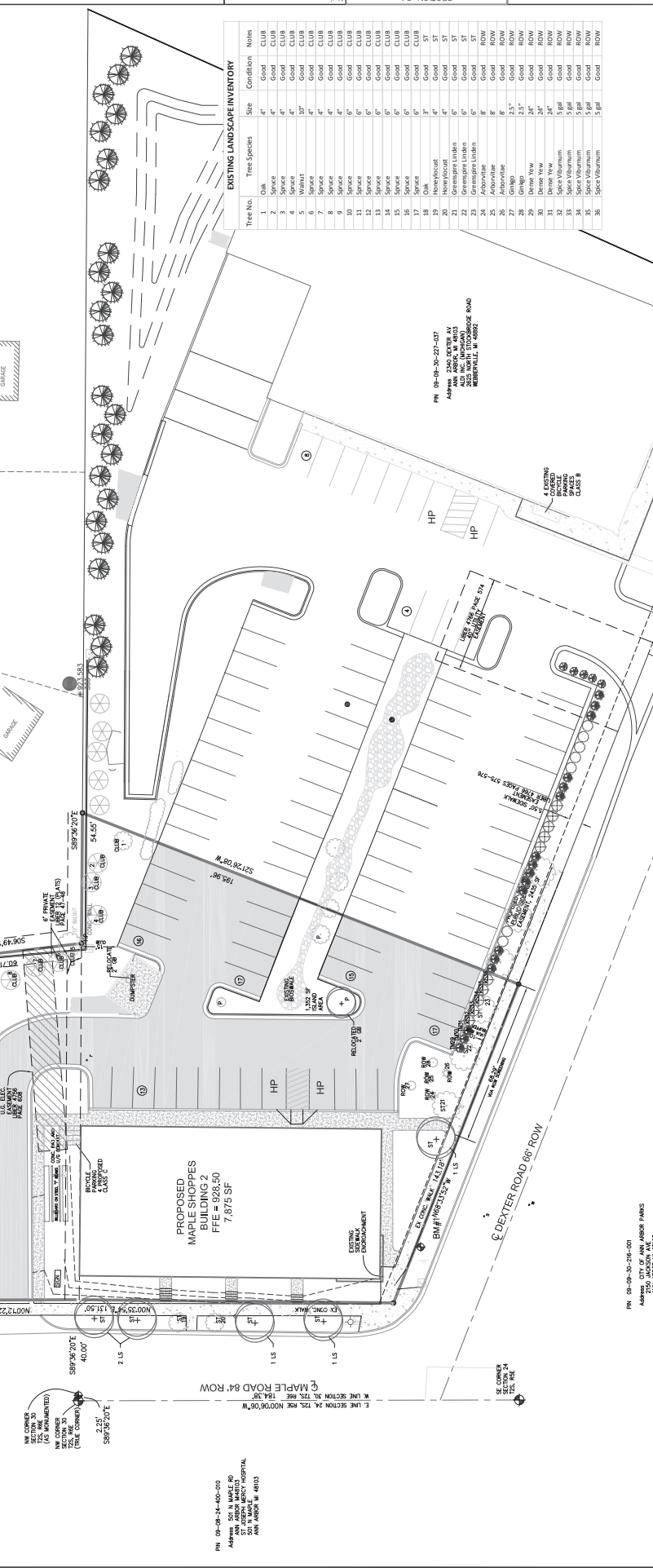
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 ANN ARBOR, MI 48103

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 Address: 233 FAYE DR
 ANN ARBOR, MI 48103

PH 09-09-19-30-00
 Address: 233 FAYE DR
 ANN ARBOR, MI 48103



EXISTING LANDSCAPE INVENTORY

Tree No.	Tree Species	Size	Condition	Notes
1	Oak	4"	Good	CLUB
2	Spurce	4"	Good	CLUB
3	Spurce	4"	Good	CLUB
4	Spurce	4"	Good	CLUB
5	Walnut	10"	Good	CLUB
6	Spurce	4"	Good	CLUB
7	Spurce	4"	Good	CLUB
8	Spurce	4"	Good	CLUB
9	Spurce	4"	Good	CLUB
10	Spurce	4"	Good	CLUB
11	Spurce	4"	Good	CLUB
12	Spurce	4"	Good	CLUB
13	Spurce	4"	Good	CLUB
14	Spurce	4"	Good	CLUB
15	Spurce	4"	Good	CLUB
16	Spurce	4"	Good	CLUB
17	Spurce	4"	Good	CLUB
18	Spurce	4"	Good	CLUB
19	Spurce	4"	Good	CLUB
20	Honeylocust	4"	Good	ST
21	Greenleaf Linden	4"	Good	ST
22	Greenleaf Linden	4"	Good	ST
23	Greenleaf Linden	4"	Good	ST
24	Arbutus	8"	Good	ROW
25	Arbutus	8"	Good	ROW
26	Arbutus	8"	Good	ROW
27	Arbutus	8"	Good	ROW
28	Arbutus	8"	Good	ROW
29	Arbutus	8"	Good	ROW
30	Arbutus	8"	Good	ROW
31	Arbutus	8"	Good	ROW
32	Arbutus	8"	Good	ROW
33	Arbutus	8"	Good	ROW
34	Arbutus	8"	Good	ROW
35	Arbutus	8"	Good	ROW
36	Arbutus	8"	Good	ROW

LANDSCAPE REQUIREMENT CHART

Item	Quantity	Species	Size	Condition	Notes
1	128,740.00	Arbutus	8"	Good	ROW
2	643.70	Arbutus	8"	Good	ROW
3	334.61	Arbutus	8"	Good	ROW
4	11.15	Arbutus	8"	Good	ROW
5	18.90	Arbutus	8"	Good	ROW
6	18.90	Arbutus	8"	Good	ROW
7	2.28	Arbutus	8"	Good	ROW
8	68.29	Arbutus	8"	Good	ROW
9	257.25	Arbutus	8"	Good	ROW
10	17.15	Arbutus	8"	Good	ROW
11	257.25	Arbutus	8"	Good	ROW
12	17.15	Arbutus	8"	Good	ROW
13	257.25	Arbutus	8"	Good	ROW
14	17.15	Arbutus	8"	Good	ROW
15	257.25	Arbutus	8"	Good	ROW
16	17.15	Arbutus	8"	Good	ROW
17	257.25	Arbutus	8"	Good	ROW
18	17.15	Arbutus	8"	Good	ROW
19	257.25	Arbutus	8"	Good	ROW
20	17.15	Arbutus	8"	Good	ROW
21	257.25	Arbutus	8"	Good	ROW
22	17.15	Arbutus	8"	Good	ROW
23	257.25	Arbutus	8"	Good	ROW
24	17.15	Arbutus	8"	Good	ROW
25	257.25	Arbutus	8"	Good	ROW
26	17.15	Arbutus	8"	Good	ROW
27	257.25	Arbutus	8"	Good	ROW
28	17.15	Arbutus	8"	Good	ROW
29	257.25	Arbutus	8"	Good	ROW
30	17.15	Arbutus	8"	Good	ROW
31	257.25	Arbutus	8"	Good	ROW
32	17.15	Arbutus	8"	Good	ROW
33	257.25	Arbutus	8"	Good	ROW
34	17.15	Arbutus	8"	Good	ROW
35	257.25	Arbutus	8"	Good	ROW
36	17.15	Arbutus	8"	Good	ROW

PLANT LIST

Count	Code	Size	Common Name	Scientific Name	Species	Notes
1	PO	4" Ht	Black Hills Spruce	Black Hills Spruce	BBB	Native
2	PO	4" Ht	Black Hills Spruce	Black Hills Spruce	BBB	Native

STREET TREE ESROW CALCULATION
 2 EXISTING TREES IN ROW = 2445' x 0.98' = 2396'
 REQUIRED STREET TREE ESROW = \$1,324,461

LEGEND

- WATER MANHOLE
- WATER MAIN
- GAS MAIN
- BEHME CATCH BASIN
- STORM CATCH BASIN
- STORM MANHOLE
- SET WOOD LATH
- CONTROL POINT
- RECORDED DIMENSION
- SURFACE FLOW
- ELECTRIC LINE
- WATER MAIN
- GAS MAIN
- BEHME CATCH BASIN
- STORM CATCH BASIN
- STORM MANHOLE
- SET WOOD LATH
- CONTROL POINT
- RECORDED DIMENSION
- SURFACE FLOW

PH 09-09-30-216-001
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 ANN ARBOR, MI 48103

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 ANN ARBOR, MI 48103

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 ANN ARBOR, MI 48103



512 North Maple Road, Ann Arbor, MI
Maple Shoppes
 RETAIL CENTER

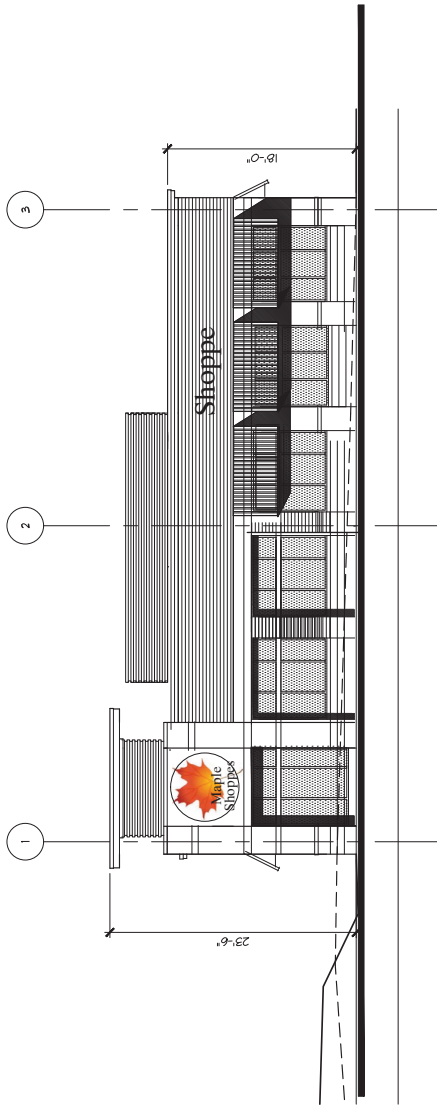
OWNER
 Magellon Properties
 208 South Fifth Avenue
 #1500
 Ann Arbor, MI 48104

ARCHITECT
 Rene Papp
 1341 663.6453
 rpapp@aam.com

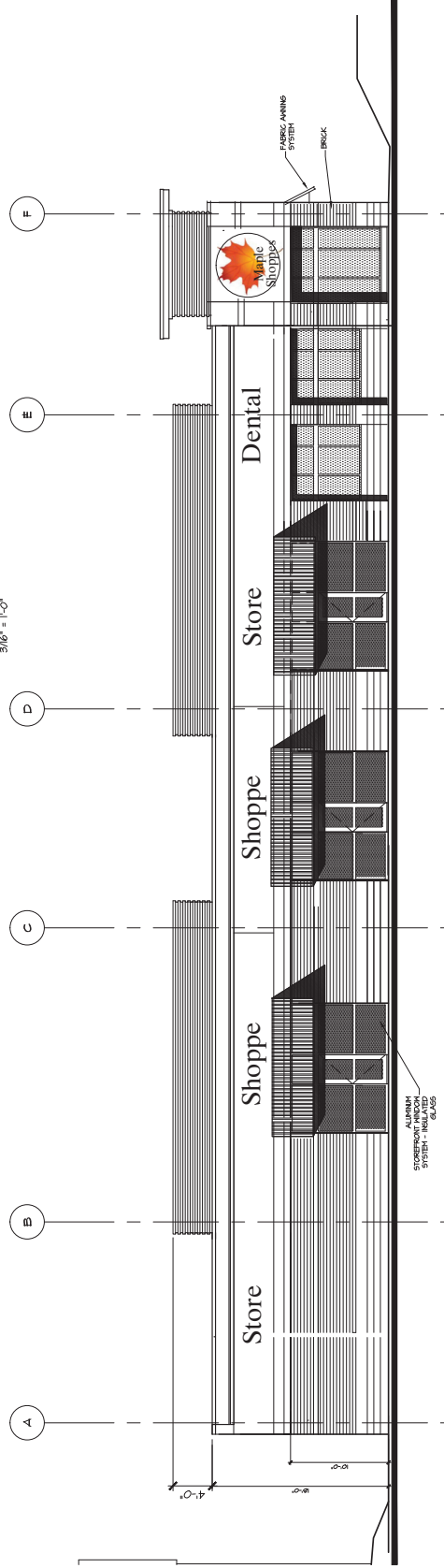
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 ISSUED FOR: [unintelligible]
 DATE: [unintelligible]

ELEVATIONS
A-2.0

PROJECT NUMBER:
150 - 2016



SOUTH ELEVATION
 3/16" = 1'-0"



WEST ELEVATION
 3/16" = 1'-0"



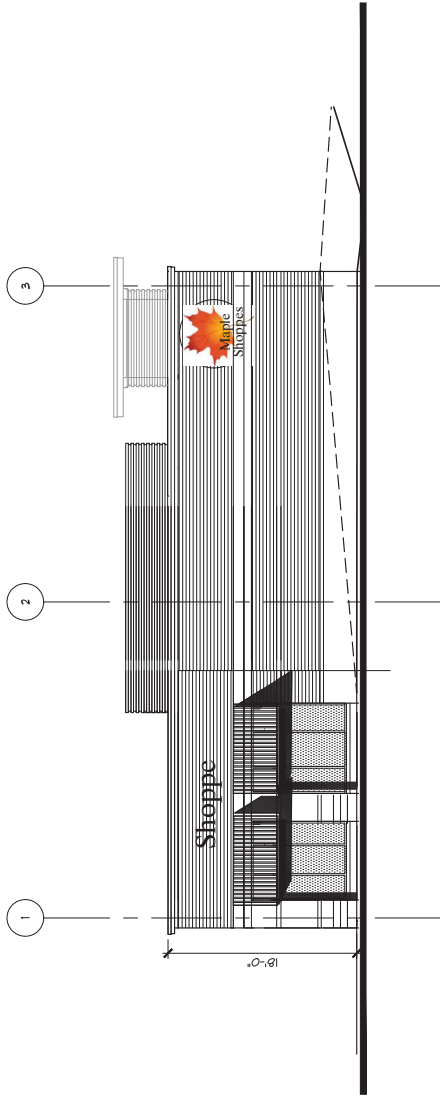
Maple Shoppes
 RETAIL CENTER
 512 North Maple Road, Ann Arbor, MI

OWNER
 Magellon Properties
 208 South Fifth Avenue
 #150
 Ann Arbor, MI 48104

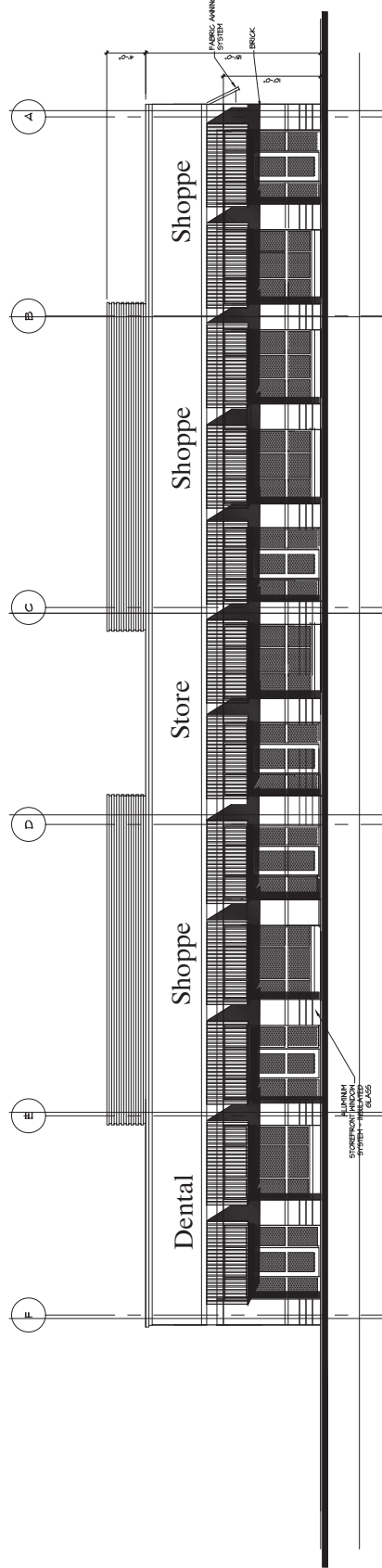
ARCHITECT
 Rene Pipo
 734.663.0453
 rpi@meier.com

DATE: 06.20.2016
 DRAWN BY: GUY/EL/STW
 ISSUED FOR:

ELEVATIONS
A-2.1
 PROJECT NUMBER:
 150 - 2016



NORTH ELEVATION
 3/16" = 1'-0"



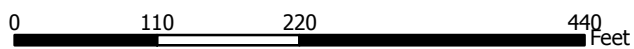
EAST ELEVATION
 3/16" = 1'-0"

Maple Shoppes

Maple Road and Dexter Avenue, Ann Arbor, Michigan



Aerial Photo (2006): Maple Shoppes Planned Project Site Plan



Map Legend

- Railroads
- Edge Of Pavement



Maps available online:
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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