

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 15, 2019

SUBJECT: 1251 North Main Special Exception Use and Site Plan (1251 North Main Street) File No. SEU18-023

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5(Special Exceptions) and Section 5.16.3.G (Regulations Concerning Medical Use of Marijuana), and therefore approves the 1251 North Main Special Exception Use for a medical marijuana Provisioning Center. This approval is based on the following findings:

1. The proposed use will be consistent with the C3 Fringe Commercial District, which provides for commercial activities including retail establishments, offices, and personal services.
2. Through modifications proposed, the use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. North Main Street provides access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.
3. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the provisioning center will be operated in a manner that will not have an adverse impact on the neighboring properties or area, and will not have a detrimental impact on natural features.

This Special Exception Use approval is based on the following conditions:

1. The petitioner obtaining and maintaining both a State of Michigan Medical Marijuana License and a City of Ann Arbor Medical Marijuana Permit, and providing documentation to Planning Services within three years of the City Planning Commission approval date of this petition.
2. The petitioner operating a medical marijuana business at this address within three years of the City Planning Commission approval date of this petition.
3. The petitioner will remove excess impervious surface and install all parking lot and driveway improvements shown on site plan dated November 06, 2018, prior to the issuance of any Certificate of Occupancy.

4. The petitioner must obtain a permit from the Michigan Department of Transportation (MDOT) for proposed improvements to the North Main Street Right of Way (ROW).
5. The petitioner will maintain the operating hours of 10:00 am to 9:00 pm Monday thru Saturday and 11:00 am to 6:00 p.m Sunday.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards.

STAFF RECOMMENDATION

Staff recommends that the special exception use be **approved with conditions** because the proposed special exception use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood.

LOCATION

The site is located on the west side of North Main Street at Lake Shore Drive, is in the Huron River Watershed, and Ward 1.

UPDATE

At the July 17th Planning Commission Meeting, staff recommended denial based on the Traffic Engineers review of the plan. This petition was subsequently postponed by the Planning Commission meeting in order for the petitioner to address Planning Staff and Commission concerns regarding proposed access to North Main. Since that time, the petitioner has worked through options with City Traffic Engineers to address the Traffic review comments. The petitioner is now proposing a permanent 'right turn in' and 'right turn out' raised curb modification. While acknowledging the challenges of existing traffic along North Main, the proposal will improve safety by reducing the number of potential safety conflicts along that stretch of road. The MDOT has jurisdiction over the North Main ROW and is required to approve any modification to the approach. The petitioner has designed the modification to MDOT Standards; however, any approval of this petition by the Planning Commission should be conditioned approval of a permit from MDOT.

While staff acknowledges some challenges with access to the site, the proposed approach alteration will improve conditions to accommodate the proposed use, or any future C3 permitted use. The Special Exception Use (SEU) requirement for provisioning centers allows for extra consideration and review of the proposal and can be approved with conditions. The proposed modifications would be included on an approved site plan for the site and must remain in plan as a condition of SEU approval. In addition, per City Code, any future modification to the drive and parking area will require site plan approval. While conditions are not significantly improved for pedestrians and cyclists to this location, the proposed modification does improve a

significant vehicular safety issue for the site. As noted, these improvements must remain regardless of future uses of the building.

DESCRIPTION OF PETITION

The petitioner seeks special exception use approval to operate a medical marijuana-provisioning center in an existing building zoned C3, Fringe Commercial District. Per the Zoning Ordinance, Chapter 55, C3 zoning allows medical marijuana provisioning centers with special exception use approval.

The 43,587 square foot site contains a 4,022 square foot, two-story retail building currently used as an auto repair business. The retail area of the provisioning center will occupy 2,000 square feet of the building while the remaining building area will be used as storage and warehouse space for the business. There are seven spaces required for the proposed size of the retail area and two spaces for the storage and warehousing. The total amount of required parking for the building is nine parking spaces and there are 11 spaces(including one barrier free) on site. The petitioner will be adding two Class B bicycle parking spaces near the front entrance. The petitioner proposes to remove 2,134 square feet of impervious surface at the front of the parcel, construct a new curb, and reduce the width of the existing curb cut.

PLANNING BACKGROUND

The C3 Local Business District encourages a variety of uses. Medical Marijuana Provisioning Centers are a Special Exception Use in the District. The site is more than 600 feet from any other provisioning center, and more than 1,000 feet from any K-12 school.

The *Master Plan Land Use Element* recommends a future land use of *commercial* for this site and *parks and open space* for surrounding parcels along North Main Street.

SPECIAL EXCEPTION USE STANDARDS

The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the standards shown on the attached petition.

In addition, the following information is required to be submitted for provisioning centers per 5:50.1(8) Special exception use regulations for medical marijuana facilities:

- 1) an operations statement that describes the life cycle of marijuana on site, and general business operations;
- 2) a safety and security plan that addresses marijuana, customers, employees, and the neighborhood;
- 3) a description of methods to be used to contain all odors within the building;
- 4) a waste disposal plan for marijuana; and
- 5) hours of operation.

This required information is attached, and additional information may be found in the complete project application package in Trakit at www.a2gov.org/permits.

PLANNING STAFF COMMENTS

The special exception use requirements as they are applied to this petition are broken down into general categories below.

Master Plan: The master plan recommends commercial uses for this location, with which the proposed use is consistent.

Compatibility with the general vicinity: There are no other commercial uses immediately adjacent to the property. Adjacent to the north, south, and west is Bluffs Park. Across North Main are office uses and Lakshore Drive, which is used to access Bandemeer Park.

Consistent with the neighborhood and not detrimental: The subject parcel is an isolated commercial use surrounded on three sides by park land.

Parking: The retail use of the entire building requires 13 vehicle parking spaces (including one barrier free space). As stated previously, although only 2,000 square feet is proposed for retail use at this time, the parking requirement is based on the total size of the building. Petitioner will add parking bumper blocks and stripe to delineate the parking area and remove 2,134 square feet of impervious area according to the submitted site plan. This should be a requirement of any Planning Commission approval.

Pedestrian Safety: No public sidewalks are present along the west side of North Main Street, so there is no sidewalk connection to the site. There is a sidewalk along the east side of North Main, but no pedestrian crossing is available in this area.

Vehicular movement and traffic: The traffic engineer has worked extensively with the petitioner's traffic engineer to develop a plan that helps alleviate concerns regarding turning movements to and from the site. The proposed modification is a permanent solution restricting movements to 'right turn in' and 'right turn out'. The modification is subject to approval from the MDOT.

Natural Features: No natural features exist on the site.

Additional required Medical Marijuana SEU information:

Operations Plan: The referenced operation plan describes patient workflow, employee workflow, storage and deliveries, packaging and product tracking, cash handling, staffing hiring and training, and opening and closing.

Safety & Security: It should be noted that the state licensing process requires an extremely detailed and comprehensive security system. Staff does not ask for the particulars of provisioning centers' security plan since our documents are all public, unlike the state license permit application which is not. The applicant has provided an abbreviated security plan that describes an alarm and surveillance system, facility security, and policies and training to prevent or mitigate any breaches.

Odor Control: Lack of odor control is the most frequent complaint heard by staff about provisioning centers. The applicant has stated that the entire building is equipped with continuously running HEPA and carbon filters within the HVAC units to control and eliminate all odors from leaving the building.

Waste Disposal: The applicant has stated that typical waste will be recycled or disposed into standard carts provided by the City, stored in a screened enclosure at the rear of the site. Any marijuana waste will be made into an unusable form, tracked, and disposed of securely.

Hours of Operations: Normal hours of operation will be 10:00am to 9:00pm, Monday through Saturday, and 11:00am to 6:00pm on Sundays.

DEPARTMENT COMMENTS

Traffic Engineer – Trip generation volumes were submitted and approved by the traffic engineer. While existing traffic on North Main is heavy during peak hours, the proposed use will not significantly increase trips during these time. Please see additional review comments under Vehicular Movement and Traffic above.

Prepared by Matt Kowalski
Reviewed by Brett Lenart

Attachments: Zoning/Parcel Maps
 Aerial Photo
 SEU Petition Application
 SEU Application Attachments
 Provisioning Center/School Locator Map
 Site/Landscape Plan

c: Petitioner: Exclusive Provisioning Centers
 Douglas Mains
 222 North Washington Square
 Lansing, MI 48933

 Petitioner's Agent: Washtenaw Engineering
 Robert Wanty
 3526 W Liberty Rd, Suite 400
 Ann Arbor, MI 48104

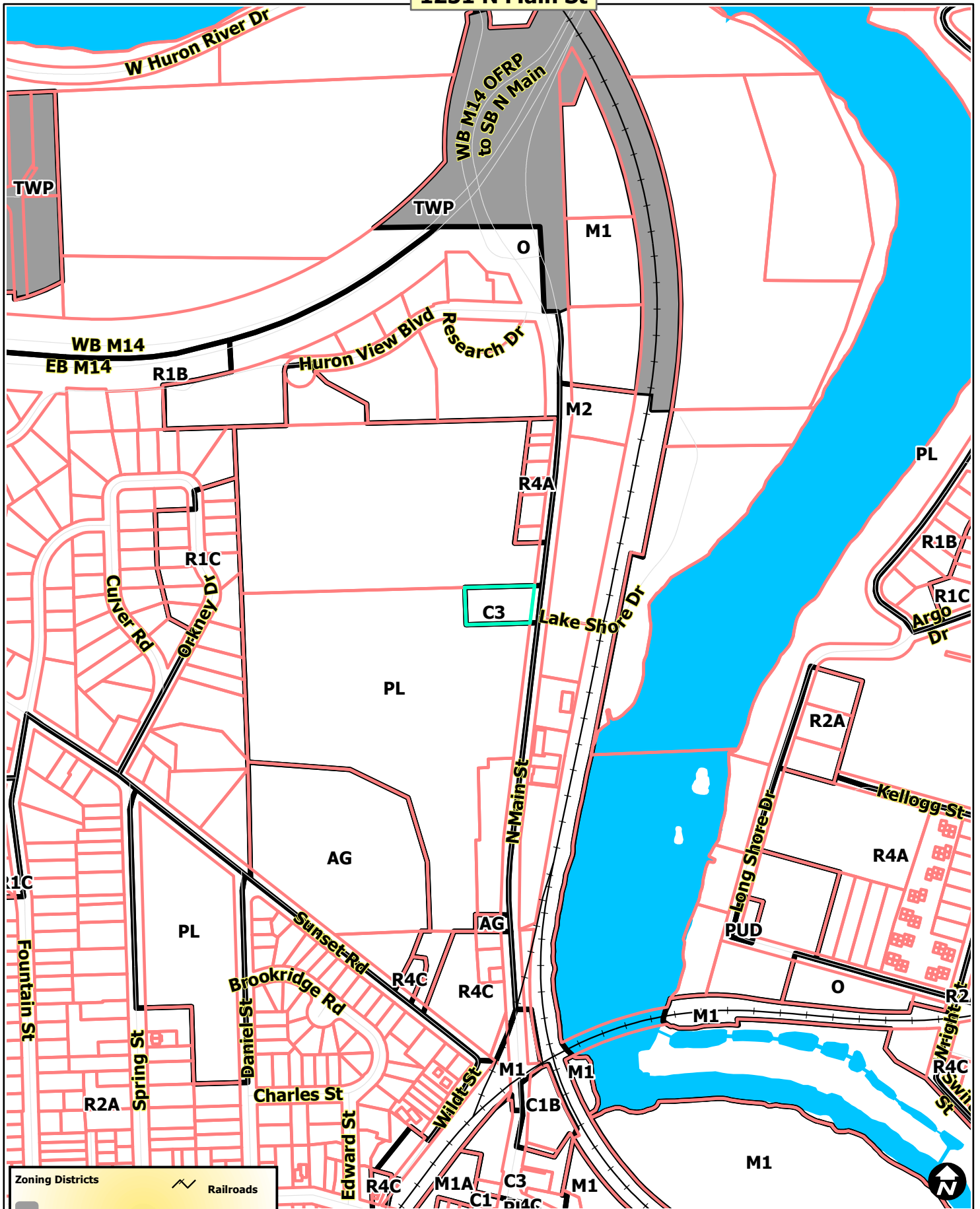
 Property Owner: Harry Hawkins. LLC
 1717 South State Street
 Ann Arbor, MI 48103

City Attorney's Office
Systems Planning
File No. SEU18-023

Front of 1251 North Main, August 2017 (google)



1251 N Main St





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



Map date 3/16/2018
 Any aerial imagery is circa 2015 unless otherwise noted
 Terms of use: www.a2gov.org/terms

1251 N Main St





 Railroads
 Tax Parcels



Map date 3/16/2018
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1251 N Main St



 Railroads
 Tax Parcels



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City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR SPECIAL EXCEPTION USE

See www.a2gov.org/planning/petitions for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission to approve this special exception use request as it relates to the property hereinafter described.

A. Legal Description

(Give or attach legal description and include address of property)

See plan for legal description

More Commonly Known as: 1251 North Main Street

Tax ID Number: 09-09-20-100-005

B. Petitioner Information

The petitioner(s) requesting the special exception use are: *(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)*

Exclusive Brands LLC. d/b/a, Exclusive Provisioning Centers, 38701 Seven Mile Rd., Ste 160, Livonia, MI 48152, 734-219-3224

Interest in Land: lessee

Represented by: Douglas E. Mains, 222 N. Washington Square, Suite 400, Lansing, MI 48933 (517) 377-0732

Also interested in the petition are: *(List others with legal or equitable interest)*

Omar Hishmeh, 734-219-3224

C. Use Request

The applicant requests special exception use approval to permit the following use(s): *(state intended use)*

A Medical Marijuana Provisioning Center in a C3 zoned district as allowed for by the Ann Arbor Code of

Ordinances Chapters 55, Section 5:10.23(3)(c), and 96.

D. Specific Standards

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section 5:10.23, Paragraph 3(c). Specify how the project meets all standards cited. Add attachment if necessary.

The site and building are existing with minor exterior changes as shown on sheet C3, the changes include parking lot striping and removal of pavement in front of the building.

The proposed use is allowable within the C3 district subject to Chapter 55, Section 5:50.1, and a special exception under 5:104.

E. General Standards

The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. Please explain how and to what extent the following standards are met by the proposal:

- 1. Will be consistent with the general objectives of the City Master Plan.

The general objective of the Master Plan in this area is for commercial use. This use is consistent with the City's Master Plan being a C3 district nestled in and surrounded by public land. the lessee is proposing minor changes to the exterior site as indicated on plan sheet C3.

- 2. Will be operated and maintained in a manner that is compatible with the existing and planned character of the general vicinity.

The building is consistent with the current and future planned charter of the general vicinity. There are no current plans to change the look of the building. The operations are conducted wholly inside the building. The proposed minor changes to the site as indicated on sheet C3 will help enhance the charter of the site.

- 3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity.

The neighboring surroundings are zone PL. The parcel is surrounded by Bluffs Nature Area.

- 4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general.

The special exception use will not damage the general character of the commercial building.

The building operation is conducted within the building there is no impact the use, peaceful enjoyment, or economic development of adjacent area.

- 5. Will not have a detrimental effect on the natural environment.

The use will not have a detrimental effect on the natural environment as the site, the building and use are already in existence without any known detrimental effect. There are no current plans to change the exterior of the building that would impact the natural environment. Please see the Natural Features statement.

The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. Please explain how and to what extent the following standards are met by the proposal:

6. The location of and access to off-street parking and the safe provision for pedestrian traffic.
All of the patient arrivals to this location will park in the parking lot for site access.

Patients could access the site from a sidewalk that is on the east side of Main Street. This would require crossing Main Street without a cross walk.

7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections.

The relationship of the proposed use to main traffic thoroughfares, streets and road intersections will not change.

All traffic patterns will remain the same and consistent with the current use. Patients could access the site from a sidewalk that is on the east side of Main Street. This would require crossing Main St without a cross walk.

8. Vehicular turning movements in relationship to traffic flow routes.

The owners representative reported that 4 employees and approximately 40 patients per day on average will be on site (typically not more than 5 at anytime) and would be similar to the automobile care center listed in trip generation manual 8th edition

for a 4000 sq ft building. No impact is expected.

9. The intensity and character of traffic and parking conditions on the site and in the general area.

The current parking is all over the site including gravel and along the front of the building. The proposed striping will keep orderly parking along the side of the building allowing for an appropriate travel lane. Proposed barrier along the north side of the parking area will keep patients from parking in the gravel area. The removal of the asphalt along the front of the building will enhance the look of the building and discourage patients from parking in the front a van accessible parking spot has also been added.

10. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.

No additional public services or facilities are required and therefore this will have no effect on the social and economic welfare of the community.

F. Variance Information

In addition to the granting of the special exception use, the following variances from City regulations will be requested:

No other variance is required or requested at this time.

Attached is a site plan of the property proposed for special exception use approval, showing the boundaries of the property, the buildings, vehicular use areas, and all requirements set forth in Chapter 57 (Subdivision and Land Use Controls).

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: 3/2/18

Signature: [Handwritten Signature]

Douglas Mains, 222 N. Washington Sq., Ste 400, Lansing, MI 48911

On behalf of Exclusive Brands, LLC, 38701 Seven Mile Rd., Ste 160, Livonia, MI 48152

(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF ~~WASHTENAW~~ Ingham

On this 2nd day of March, 2018, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: [Handwritten Signature: Amanda S. Witgen]

AMANDA S. WITGEN
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Feb 13, 2020
ACTING IN COUNTY OF Ingham

My Commission Expires: 2-13-2020

Mission Statement

Exclusive Brands LLC is a patient-driven network that has committed its legacy to helping those who need it. Through cooperation with local and state ordinances. Exclusive Brands LLC is dedicated to providing the safest and most patient-centered care available.

Technology plan

Security

FACILITY

Upon entering our facility patients and guest must first enter a secured area. This area allows patients and guest to be checked in before entering the retail facility. AGe, credentials, and medical cards will be reviewed for validity and expirations. All Patients and visitors will be logged for time and date of visit.

Any person who is not an employee of Exclusive Brands LLC shall be escorted at all times by at least one employee of Exclusive Brands LLC when in limited-access areas at the facility. All employees will be required to wear an easily identifiable uniform and carry employee identification at all times. All visitors will be required to sign into a Visitor's Log which will require them to provide a Driver's License or State Identification Number.

All interior rooms, windows, and various points of entry within the facility will be equipped with commercial grade, non-residential locks. An alarm system is installed that provides coverage of all facility points of entry and exit, rooms with exterior windows, rooms with exterior walls, roof hatches, and storage rooms.

Video Surveillance/Loss/Theft/Destruction

Exclusive Brands LLC will have a surveillance system that video monitors, archives all footage, and delivers still photos, all in color with a 5mp camera strength. Recording will occur 24 hours a day, with an accurate time and date stamp on all footage. It will record any areas where marijuana products are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the marihuana facility. All Transfers between rooms will be made within the sight of the surveillance system. All points of entry to the facility will be recorded from both interior and exterior access points. Any and all point of sale areas and display areas will be recorded. All limited access areas and security rooms will be recorded. The area which the surveillance recording storage device is secured will be recorded with a minimum of one camera at all times, and all access points will be recorded. Any and all surveillance footage storage devices will be secured in a fire-proof, tamper-proof safe that will be recorded at

all times. All video and surveillance systems will have backup battery power in case of loss of electricity. In the case of loss of power, an automated failure notification system is in place to notify the members and employees of Exclusive Brands LLC of the power or system failure.

Each camera will be permanently mounted in a fixed location, and will clearly record activity occurring within 20 feet of all points of entry and exit on the marijuana facility. It will allow for clear and certain identification of any person, their facial features, and any activities they partake in. The most up-to-date surveillance equipment will be installed, with regular maintenance to ensure proper recording and resolution at all times. Surveillance recordings will be kept for 30 days, except for instances of investigation or inspection by the Department or any of its affiliates or investigators. In cases of investigation, footage shall be retained and secured until the Department notifies that it can be destroyed. All surveillance will include a cloud backup to ensure an extra level of security. Exclusive Brands LLC will provide recordings to the department immediately upon request. Exclusive Brands LLC will maintain an active log of the recordings, which includes the employees responsible for monitoring the video surveillance system, the identity of the employee who removed the recording from the video surveillance system storage device, and the time and date removed, and the identity of the employee charged with destroying any recording. Any theft or loss of any Marijuana product will be reported to the Department of Licensing and Regulatory Affairs, local police, and state police departments within 24 hours. Weekly inventories will be done to ensure the highest levels of organization.

Advertising and Marketing Plan

Exclusive Brands LLC makes it a priority to meet and exceed all expectations set forth by the State. Medical Marijuana product advertisements will not be visible to the public from any public place (street, sidewalk, etc.) All Medical Marijuana products will be labeled as such, with a clear disclaimer that it is only for use by registered qualifying patients or registered primary caregivers. Medical Marijuana products sold by Exclusive Brands LLC will not be marketed, advertised, or have any sponsorships targeted to any minors 17 years of age or younger. Our marketing strategy depends on patient referrals, and if Exclusive Brands LLC ever should make a website, it will include an age verification step for security.

Inventory and recordkeeping plan

All Marijuana products will be immediately identified and recorded in the statewide monitoring system to ensure compliance with State rules. Marijuana products which

have not been recorded in the statewide monitoring system will not be kept on the property or sold. All marijuana products for sale or transfer will be stored behind a counter, separate from stock rooms. The Point-of-Sale system will be integrated with the state required METRC system.

All chemicals and solvents will be stored separately from marijuana products and kept in locked storage areas. Any marijuana products or related materials will be stored separately from toxic or flammable materials.

All marijuana plants being sold or transferred will be tagged with at minimum the following information: Business name, licensee number, RFID package tag, name of strain, date of harvest, seed strain, and universal symbol.

Trash Plan

All Marijuana products that are considered unsellable will be disposed of in the proper manner. All Marijuana product being disposed will be destroyed prior to disposal, in order to ensure it is in an unusable and unrecognizable form. All waste will be disposed of in secured waste receptacles, that are constantly monitored through the surveillance system, in a manner in compliance with applicable state and local laws and regulations. Waste receptacles will remain inside of the facility until trash provider comes weekly and disposes of contents.

Any and all hazardous waste will be managed in accordance to part 111 of 1994 PA 451, MCL 324.11101 to 324.90106. Wastewater generated during the cultivation of marijuana and processing of marijuana products shall be disposed of in compliance with applicable state and local laws and regulations.

Days and Hours of Operation

The proposed days and hours of operation for the facility are as follows:

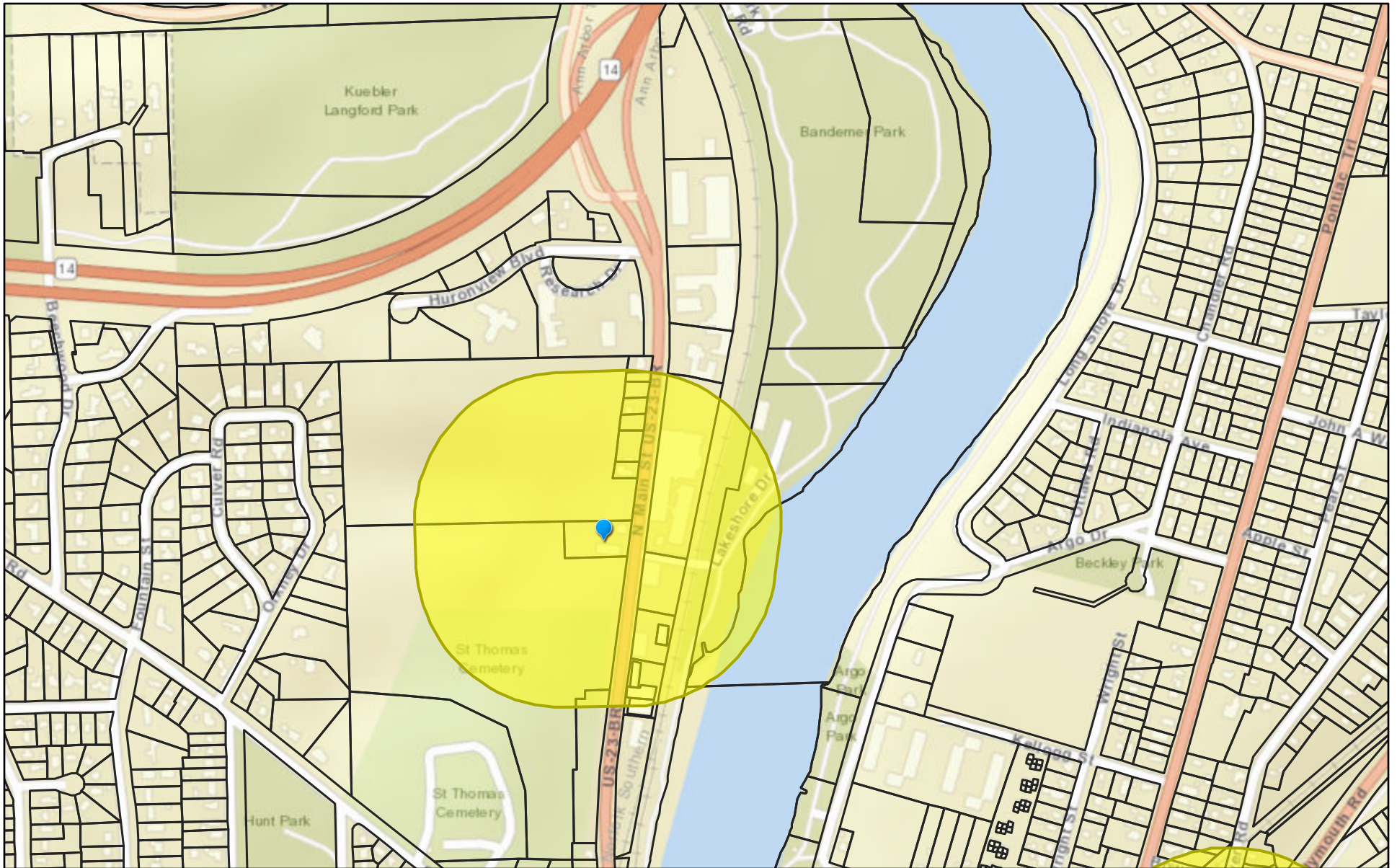
Monday-Saturday 10am-9pm

Sunday 11am-6pm

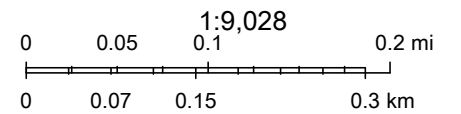
Odor Control Plan

Marijuana flowers are placed in sealed, 22 ounce jars behind sealed glass displays. Staff is trained to immediately close the jars after patient is serviced. The entire facility is equipped with Activated Carbon Air Filters which scrub the smell out of the air before it leaves the building. The Airtight Grow and Dry rooms, along with commercial scented air fresheners throughout the building, ensure that there are no detectable odors. All doors and jams will utilize door stoppers and gaskets to seal the rooms.

1251 North Main



July 6, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

SITE PLAN FOR SPECIAL EXCEPTION USE EXCLUSIVE BRANDS, LLC. 1251 NORTH MAIN ST.

MARCH 2018

DEVELOPMENT PROGRAM:

- Proposed Land Use
 - Retail Shop Proposed, existing use is a automotive service center
- Preliminary phasing and cost:
 - The proposed improvements shown on sheet C3 would be completed after City approval the cost will need to be determined after the engineering drawings are completed

COMMUNITY ANALYSIS:

- The impact of the proposed development on public schools
 - No impact to the public school system is anticipated.
 - 2800± feet to a K-12 school
- The relationship of intended use to neighboring uses
 - The neighboring use is park land. The neighboring use and the commercial use of the subject site is consistent with the master plan
 - No impact is anticipated.
- Impact of adjacent uses on the proposed development
 - No impact is anticipated.
- Impact of the proposed development on the air and water quality and impact on natural features
 - No impact is anticipated
- 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 property at 1251 N. Main St. is a 1 acre site located within the City of Ann Arbor. The parcel is zoned C3, commercial. The property is surrounded on three sides by Bluffs Nature Area. A private road enters Bluffs Nature Area at the subject parcels north property line and turns north to serve 6 residential houses that front on to N. Main Street.
- The property is a fully developed space and is occupied with building, paved surface parking and is fenced. There are no trees or significant vegetation on the site.
- Storm water from Bluffs Nature Area travels through a ravine east and is combined with site generated storm water at the southwest corner of the building where it enters a culvert and is discharged into the City storm sewer.
- There are NO natural steep slopes, wetlands, and/or woodland environments on the property. There are NO known endangered plant species or archaeological impacts on this property.

Traffic Impact

Marijuana Dispensary
from the Trip Generation Manual 10th Edition, Vol 2 Land use: 882 Pages 579 & 580

- General Urban/Suburban
- AM and PM Peak hour of Generator
- Calculations based on 2,000 Sf Provisioning Area

AM Peak Hour
No Fitted curve equation given
Total Peak hour trips 42 scaled from Average Rate
52% Entering and 48% Exiting

PM Peak Hour
No Fitted curve equation given
Total Peak hour trips 59 scaled from Average Rate
50% Entering and 50% Exiting

Car Care Center

from the Trip Generation Manual 10th Edition, Vol 2 Land use: 942 Pages 285 & 286

- AM Peak hour of generator
- Fitted Curve Formula
- T = 1.63*(x) + 20.7
- x = GFA/1000
- T = total trips 26.6
- Trips entering = 56% 14.9
- Trips exiting = 44% 11.7
- PM Peak hour of generator
- Fitted Curve Formula
- T = 2.15*(x) + 22.84
- x = GFA/1000
- T = total trips 31.5
- Trips entering = 49% 15.4
- Trips exiting = 51% 16.1

- The additional impact of the proposed use would 15 trips for the AM Peak and 28 trips in the PM
- The business is proposed to be closed during the AM peak hour no impact is expected
- The owners representative expects 4 employees and 40 patients on an average day.
- No impact is expected with the Special Exception Use

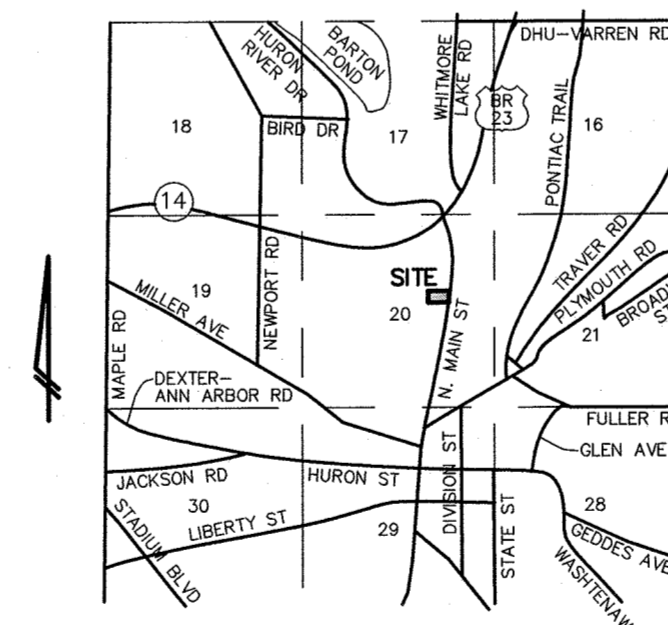
Historical Sites and Structures

- 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 the site is not within listed on either of the above mentioned registries

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 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.



Know what's below.
Call before you dig.



VICINITY MAP
(NO SCALE)

WASHTENAW ENGINEERING

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

PARCEL ID: 09-09-20-100-005

DESCRIPTION

Land situated in the City of Ann Arbor, Washtenaw County, Michigan, and is described as follows:
Part of the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 20, T2S, R6E, in the City of Ann Arbor, Washtenaw County, Michigan: Commencing at a point in the center line of North Main Street 666.6 feet Northerly from an iron pipe monument at the intersection of the center line of Main Street with the East and West 1/4 line of Section 20; thence Southerly along the center line of Main Street 148.3 feet; thence deflecting 81°8' to the right 285.8 feet; thence deflecting 89°48' to the right 146.52 feet; thence deflecting 90°12' to the right 308.9 feet to the place of beginning.

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
ALTA/NSPS SURVEY	C1	2
SITE PLAN	C2	3
PROPOSED IMPROVEMENTS	C3	4

SITE DATA TABLE

	EXISTING	PROPOSED	REQUIRED / ALLOWED
ZONING	C3	C3	
LOT AREA	43,587 SF±	43,587 SF±	6,000 SF
GROUND FLOOR AREA	4,022 SF±	4,022 SF±	
TOTAL FLOOR AREA	4,022 SF±	4,022 SF±	
RETAIL AREA/OFFICE/LOBBY	4,022 SF±	2,000 SF±	
VACANT	2,022 SF±	2,022 SF±	
FLOOR AREA RATIO	9.2%	9.2%	
SETBACKS			
FRONT	35.4 FT	35.4 FT	10 FT MIN 25 MAX
REAR	119.7 FT	119.7 FT	
SIDE	15.5 FT	15.5 FT	
NUMBER OF BUILDINGS	1	1	
HEIGHT	(1) STORY	(1) STORY	55 FT (4 STORIES)
PARKING 1 space /310sf		PROPOSED STRIPING FOR 11 PARKING SPACES	2,000 SF/310= 6.5 SPACES
BICYCLE PARKING (1 PER 3,000 SF)50%B-50%C		1 PROPOSED "B STYLE" 1 PROPOSED "C STYLE" BICYCLE PARKING SPOT	TOTAL REQUIRED 7 SPACES 0.33 SPACE B 0.33 SPACE-C

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

PROPERTY OWNER

HARRY HAWKINS L.L.C.
1717 S. STATE STREET
ANN ARBOR, MI. 48104
(AUTHORIZATION LETTER IS ATTACHED)

PETITIONER

EXCLUSIVE BRANDS LLC, d/b/a
EXCLUSIVE PROVISIONING CENTER
C/O DOUGLAS E. MAINS
222 NORTH WASHINGTON SQUARE
LANSING, MI. 48933-1800
TEL. (517) 377-0732
INTEREST IN LAND: LESSEE

REVISED: 11-08-2018
REVISED: 08-16-2018
REVISED: 07-26-2018
REVISED: 05-01-2018
ORIGINAL: 02-13-2018

PREPARED UNDER THE SUPERVISION OF

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

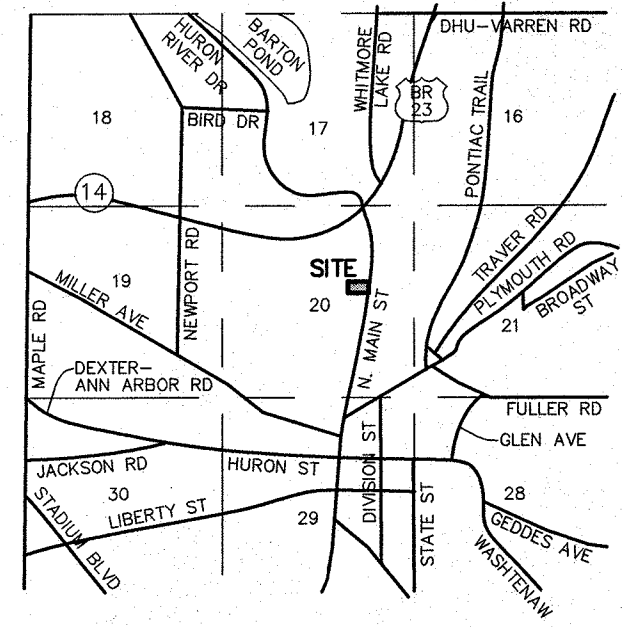
DRAWING NO.

FILE NO. XXXXXX **SHEET 1 OF 4**

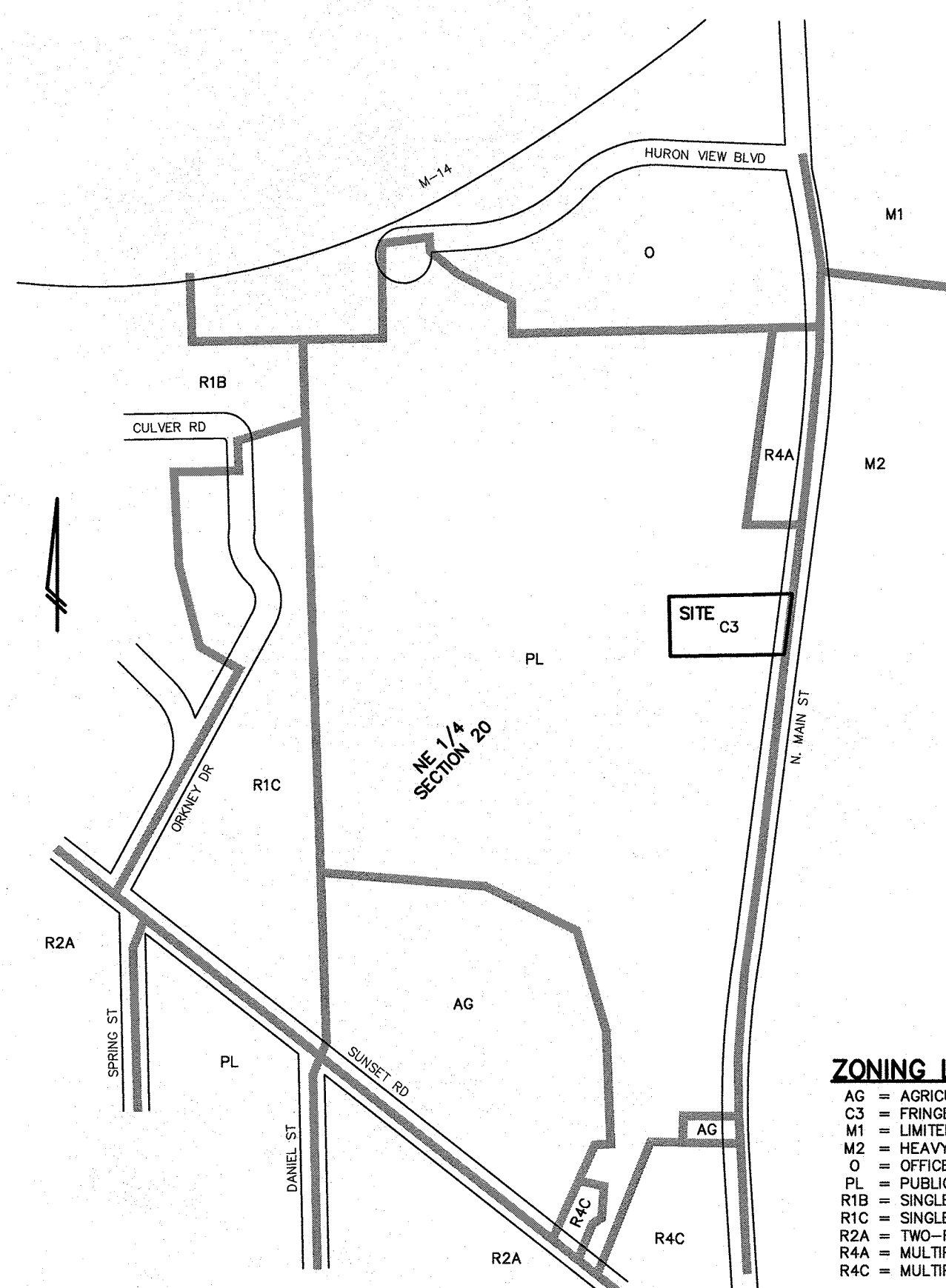
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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VICINITY MAP
(NO SCALE)



ZONING MAP
(NO SCALE)

- ZONING LEGEND**
- AG = AGRICULTURE-OPEN SPACE
 - C3 = FRINGE COMMERCIAL
 - M1 = LIMITED INDUSTRIAL
 - M2 = HEAVY INDUSTRIAL
 - O = OFFICE
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 - R1B = SINGLE-FAMILY DWELLING
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 - R2A = TWO-FAMILY DWELLING
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DESCRIPTION

Land situated in the City of Ann Arbor, Washtenaw County, Michigan, and is described as follows:
Part of the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 20, T2S, R1E, in the City of Ann Arbor, Washtenaw County, Michigan: Commencing at a point in the center line of North Main Street 866.6 feet Northerly from an iron pipe monument at the intersection of the center line of Main Street with the East and West 1/4 line of Section 20; thence Southerly along the center line of Main Street 148.3 feet; thence deflecting 81°8' to the right 285.8 feet; thence deflecting 89°48' to the right 146.52 feet; thence deflecting 90°12' to the right 308.9 feet to the place of beginning.

CERTIFICATION

To Harry P. Hawkins, L.L.C., a Michigan limited liability company; Exclusive Brands PR Center; the City of Ann Arbor, Michigan and Absolute Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 7a, 7b1, 8 and 13 of Table A thereof. The field work was completed on February 15, 2018.

Date of Plat or Map: February 19, 2018

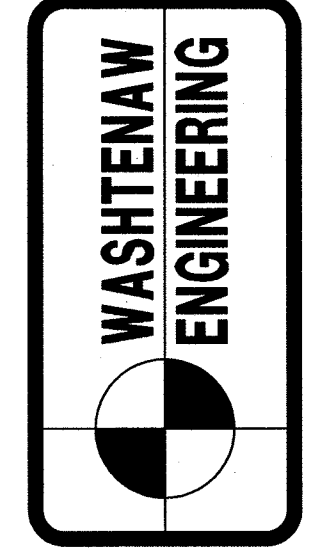
Thomas L. Sutherland
Thomas L. Sutherland, P.S.
Michigan No. 24620



NOTE:
LIBER 327, PAGE 480, GRANTS TO THE CITY OF ANN ARBOR, MICHIGAN A 20 FOOT WIDE EASEMENT OF UNDETERMINED LOCATION FOR THE CONSTRUCTION AND MAINTENANCE OF A STORM SEWER OVER THE SUBJECT PROPERTY.

<p>LEGEND</p> <ul style="list-style-type: none"> ○ = SPOT ELEV. — = POST ⊗ = GATE VALVE — = SIGN — = TOP OF CURB — = TOP OF WALL ○ = MANHOLE ○ = CATCHBASIN — = END SECTION — = GRAVEL — = FENCE — = CONCRETE — = ASPHALT — = EXISTING STORM — = EXISTING SANITARY — = EXISTING WATER — = EXISTING GAS — = EXISTING ELECTRIC — = EXISTING TELEPHONE 	<p>BENCHMARK</p>	<p>REVISIONS</p>	<p>SCALE</p> <p>0 10 20 40</p> <p>SCALE: 1"=20'</p>	<p>PREPARED BY</p> <p>THOMAS L. SUTHERLAND P.S., MICH No. 24620</p>
---	-------------------------	-------------------------	--	---

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL 734-761-8800
FAX 734-761-9530
WASHTENAWENGINEERING.COM



EXCLUSIVE BRANDS, LLC.
38701 WEST SEVEN MILE RD
STE 160 LIVONIA, MI 48152
TEL 941-979-2467

ALTA/NSPS LAND TITLE SURVEY

09-09-20-100-005
1251 N. MAIN ST

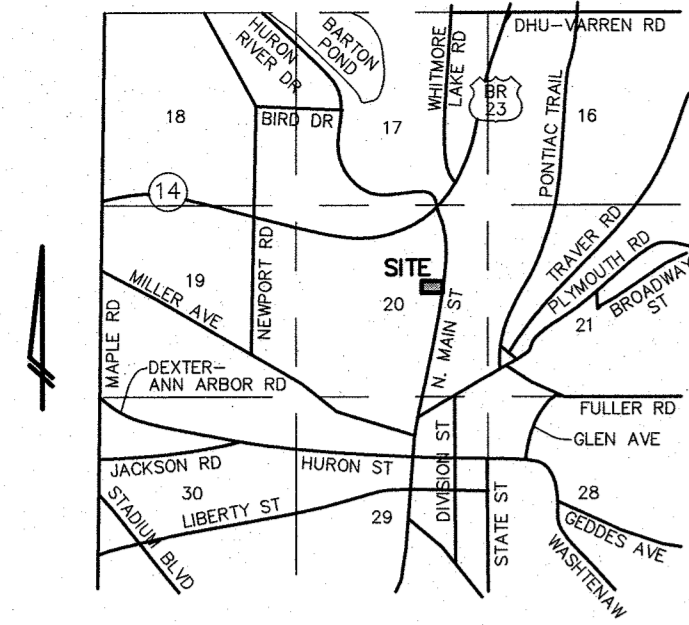
SECTION 20	TOWN 2	RANGE 6	EAST
CITY OF ANN ARBOR WASHTENAW COUNTY • MICHIGAN			
DATE 2-19-18	JOB NO. 32387	DWG NO. 387-ALTA	FIELD BOOK 649
FILE NO. 10467			C1 SHEET



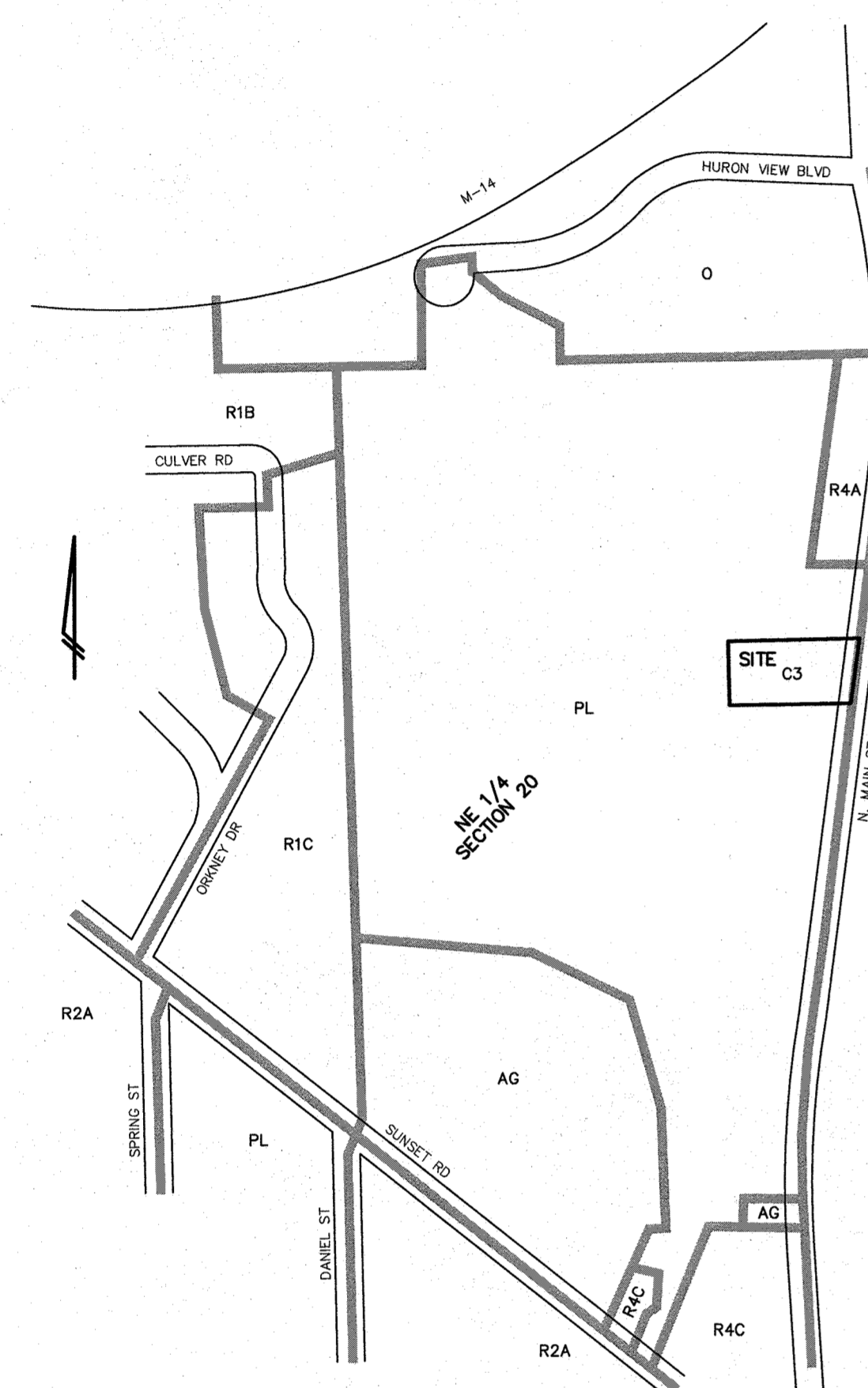
THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (WEC) IS NOT ADDED TO BE IN DEFAULT UNDER THIS AGREEMENT. THE REUSE WITHOUT WEC'S PROFESSIONAL INVOLVEMENT WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO WEC. THE REUSE OF THESE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND BY OTHERS, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF UNAUTHORIZED REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.

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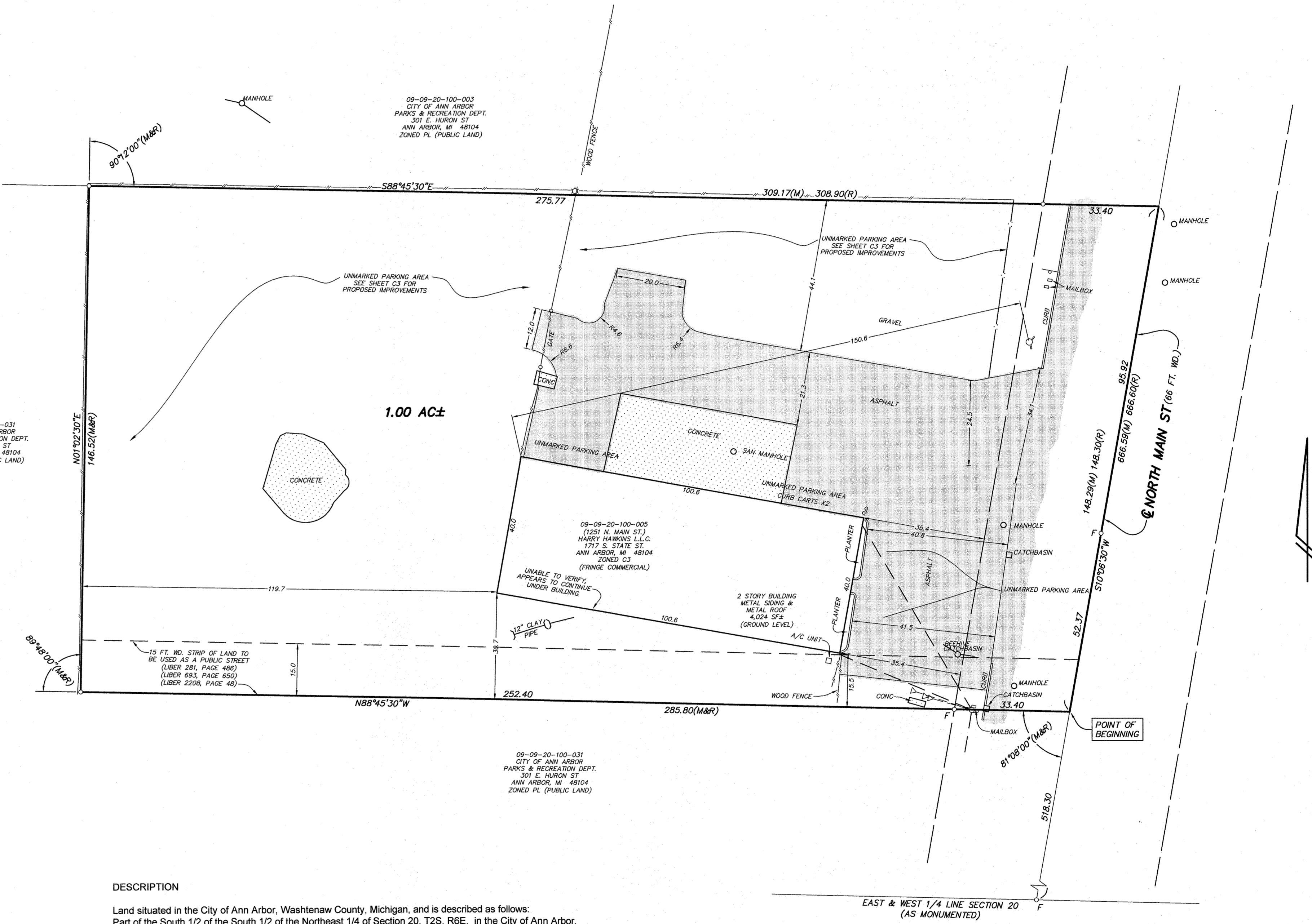
VICINITY MAP
(NO SCALE)



ZONING MAP
(NO SCALE)

- ZONING LEGEND**
- AG = AGRICULTURE-OPEN SPACE
 - C3 = FRINGE COMMERCIAL
 - M1 = LIMITED INDUSTRIAL
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09-09-20-100-031
CITY OF ANN ARBOR
PARKS & RECREATION DEPT.
301 E. HURON ST.
ANN ARBOR, MI 48104
ZONED PL (PUBLIC LAND)



DESCRIPTION

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NOTE:
INTERIOR SKETCH PROVIDED BY OTHERS

NOTE:
LIBER 327, PAGE 480, GRANTS TO THE CITY OF ANN ARBOR, MICHIGAN A 20 FOOT WIDE EASEMENT OF UNDETERMINED LOCATION FOR THE CONSTRUCTION AND MAINTENANCE OF A STORM SEWER OVER THE SUBJECT PROPERTY.

NOTE:
SEE SHEET C3 FOR PROPOSED IMPROVEMENTS TO THE SITE

LEGEND	<ul style="list-style-type: none"> ○ = LIGHT POLE ○ = UTILITY POLE ○ = GUY ANCHOR ○ = HYDRANT ○ = SPOT ELEV. ○ = POST ○ = GATE VALVE ○ = SIGN TC = TOP OF CURB TW = TOP OF WALL ○ = MANHOLE ○ = CATCHBASIN ○ = END SECTION 	<ul style="list-style-type: none"> --- = GRAVEL --- = FENCE --- = CONCRETE --- = ASPHALT --- = EXISTING STORM --- = EXISTING SANITARY --- = EXISTING WATER --- = EXISTING GAS --- = EXISTING ELECTRIC --- = EXISTING TELEPHONE 	BENCHMARK
---------------	---	--	------------------

REVISIONS	05-01-2018 PER CITY, 07-26-2018 PER CITY, 08-16-2018 PER CITY 11-06-2018 PER CITY & CLIENT
------------------	---

SCALE	0 10 20 SCALE: 1"=20'
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PREPARED BY: *Robert J. Wanty*
ROBERT J. WANTY P.E., MICH No. 28666

SECTION 20, TOWN 2, SOUTH RANGE 6, EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY - MICHIGAN
JOB NO. 32387
DWG NO. 387-SITE
FIELD BOOK 649
FILE NO. 10467

PROJECT
09-09-20-100-005
1251 N. MAIN ST

CLIENT
EXCLUSIVE BRANDS, LLC
3870 WEST SIKEMEN MILLS RD
SIE SITE 161, ANN ARBOR, MI 48103
TEL 841-978-2467

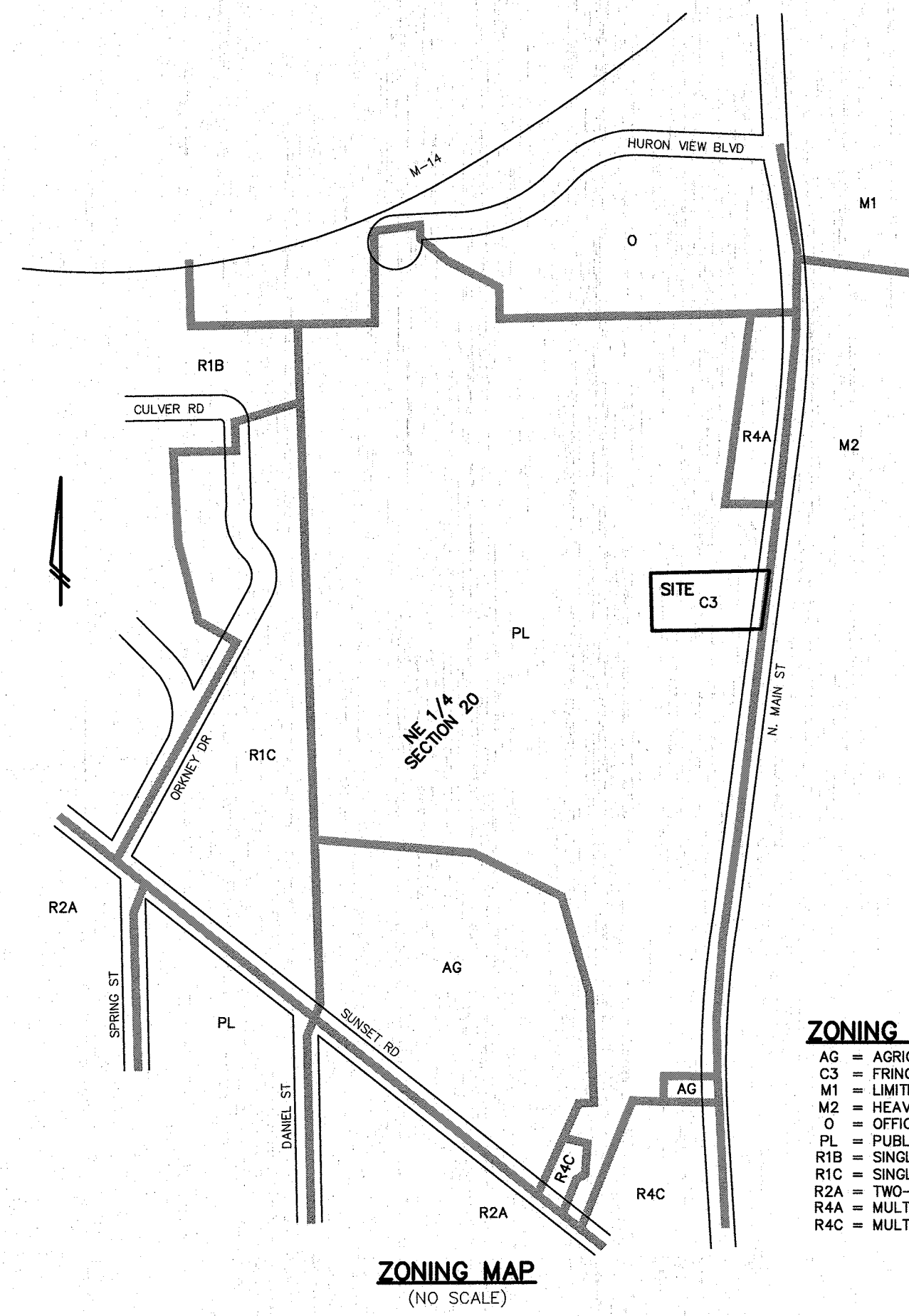
SHEET
C2

WASHTENAW ENGINEERING
CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL 734-761-9530
FAX 734-761-9530
WWW.WASHTENAWENGINEERING.COM

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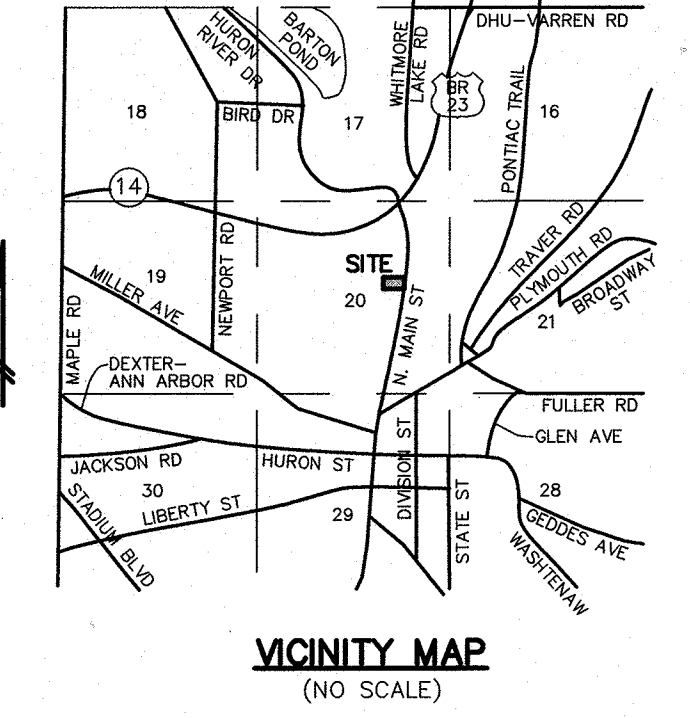
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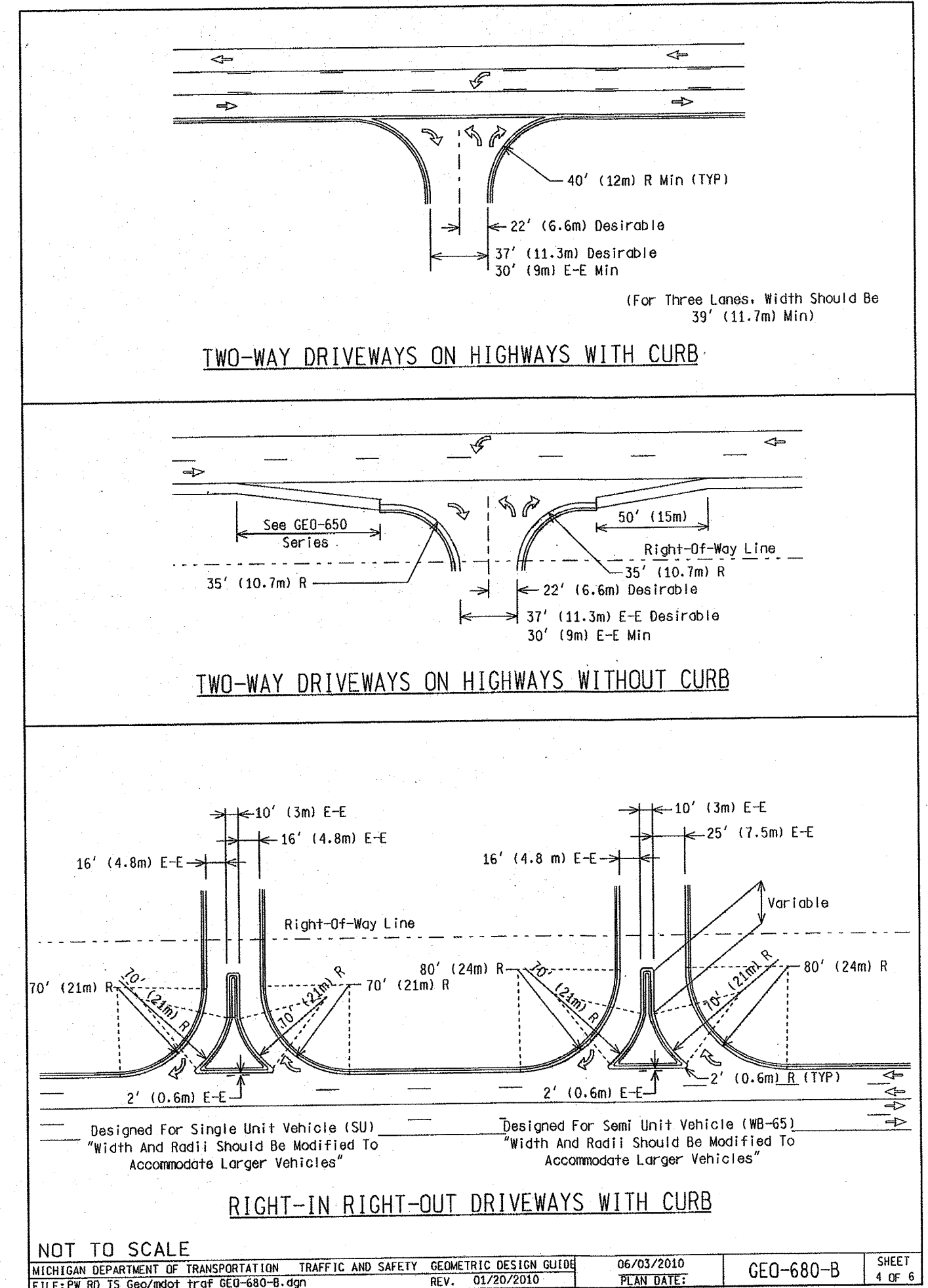


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ZONING MAP
(NO SCALE)



VICINITY MAP
(NO SCALE)



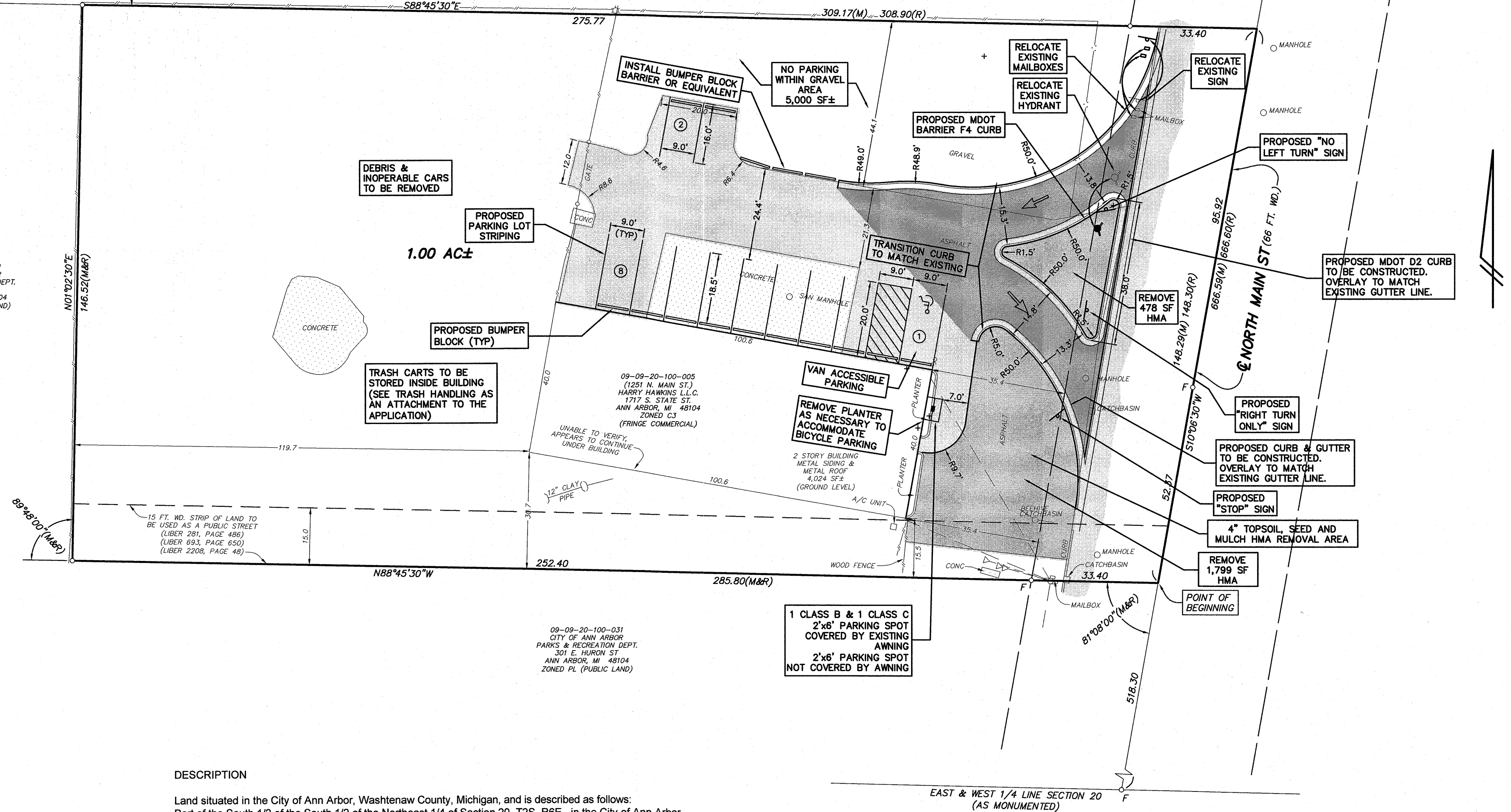
NOT TO SCALE
MICHIGAN DEPARTMENT OF TRANSPORTATION TRAFFIC AND SAFETY GEOMETRIC DESIGN GUIDE
FILE:PW RD 15 GeoRoad traf GEO-680-B.dgn Rev. 01/20/2010 P/W/T/ET GEO-680-B SHEET 4 OF 6

09-09-20-100-031
CITY OF ANN ARBOR
PARKS & RECREATION DEPT.
301 E. HURON ST.
ANN ARBOR, MI 48104
ZONED PL (PUBLIC LAND)

09-09-20-100-003
CITY OF ANN ARBOR
PARKS & RECREATION DEPT.
301 E. HURON ST.
ANN ARBOR, MI 48104
ZONED PL (PUBLIC LAND)

09-09-20-100-005
(1225 N. MAIN ST.)
HARRY HAWKINS LLC
1717 STATE ST.
ANN ARBOR, MI 48104
ZONED C3
(FRINGE COMMERCIAL)

09-09-20-100-031
CITY OF ANN ARBOR
PARKS & RECREATION DEPT.
301 E. HURON ST.
ANN ARBOR, MI 48104
ZONED PL (PUBLIC LAND)

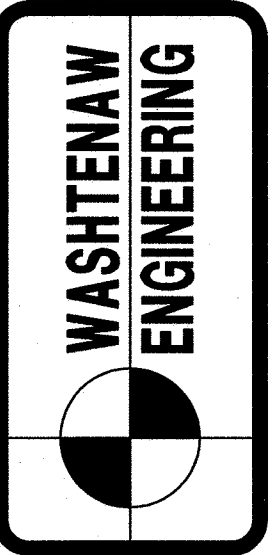


DESCRIPTION

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NOTE:
SITE DISTANCE PER MDOT REQUIREMENTS ARE MET FOR THE EXISTING DRIVE IMPROVEMENTS.

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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ANN ARBOR, MI 48103
TEL. 734-761-8600
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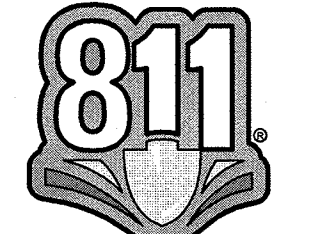


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38701 WEST SEVEN MILE RD
SITE 160 LIVONIA, MI 48152
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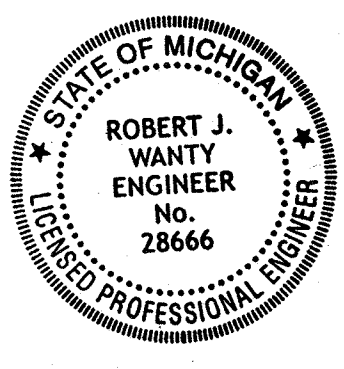
PROPOSED IMPROVEMENTS

09-09-20-100-005
1251 N. MAIN ST

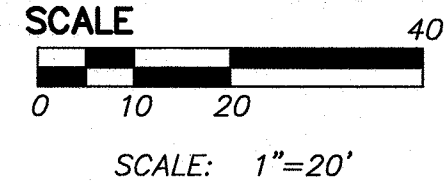
SECTION	20	TOWN	2	SOUTH	RANGE	6	EAST
PROJECT	CITY OF ANN ARBOR WASHTEANAW COUNTY • MICHIGAN						
DATE	2-19-18						
JOB NO.	32367						
DWG NO.	387-P-IMPROVE						
FIELD BOOK	649						
SHEET	C3						



Know what's below.
Call before you dig.



PREPARED BY: *Robert J. Wanty*
ROBERT J. WANTY P.E., MICH No. 28666



REVISIONS 05-01-2018 PER CITY, 07-26-2018 PER CITY, 08-16-2018 PER CITY
11-06-2018 PER CITY & CLIENT. 11-27-18 COMMENTS.

BENCHMARK -

- = GRAVEL
- = EXISTING STORM
- = FENCE
- = EXISTING SANITARY
- = CONCRETE
- = EXISTING WATER
- = ASPHALT
- = EXISTING GAS
- = EXISTING ELECTRIC
- = EXISTING TELEPHONE

- LEGEND**
- SPOT ELEV.
 - POST
 - GATE VALVE
 - SIGN
 - TOP OF CURB
 - TOP OF WALL
 - MANHOLE
 - CATCHBASIN
 - END SECTION
 - EXISTING STORM
 - EXISTING SANITARY
 - EXISTING WATER
 - EXISTING GAS
 - EXISTING ELECTRIC
 - EXISTING TELEPHONE