

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of August 15, 2023**

**SUBJECT: Blossom Dental Site Plan for Planning Commission Approval  
(3680 Packard Road)  
File No. SP23-0004**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission approves the Blossom Dental Site Plan (3680 Packard Road) dated June 29, 2023, as the site plan complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves the Blossom Dental Site Plan (3680 Packard Road) Landscape Modification that allows existing trees and vegetation to be counted as the Conflicting Land Use Buffer.

**STAFF RECOMMENDATION**

Staff recommends that this petition be **approved**, because the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; comply with local, state and federal laws and regulations.

Staff recommends that this landscape modification be **approved** because the modifications are consistent with the intent of the ordinance.

**LOCATION**

The site is located on the south side of Packard Road at the corner of Turnberry Lane, just east of US-23.

**DESCRIPTION OF PETITION**

The petitioner seeks site plan approval for construction of a 13,273 square foot dental office building. The first floor will be 8,762 square feet and a partial basement for storage and mechanical uses will be 4,511 square feet. The parcel is 1.21 acres and zoned O (Office District). Dental offices are a permitted use within the O District.



The site is mostly vacant except 10 existing parking spaces on the east side of the site which are being used by the adjacent Veterinary office which is located on a separate parcel. These spaces will remain in shared use by both parcels and an additional 29 parking spaces will be installed on the subject parcel with the new building. As required by code there will be 9 EV-Capable spaces and 4 EV Installed spaces installed. Easements are currently recorded to allow the shared access and parking. The primary solid waste enclosure is located on the adjacent parcel and will be shared by both parcels. There will be a smaller enclosure constructed on the dental office parcel for recycling containers.

The proposed parking lot will be accessed via a new curb cut from Turnberry Lane. Turnberry Lane is a signalized intersection and there will be no curb cut on Packard. As noted there will be 10 shared spaces that can be accessed from the subject parcel or the adjacent veterinary office parcel, however there is no direct drive or aisle link from Turnberry to Cherry Tree Lane to discourage any cut through traffic by design.

Five landmark trees will be removed for the new building construction. These trees will be mitigated as required by code with the planting of 17 new trees on the site. A total of 29 trees will be added for required landscaping. While there is no open space requirement in the Office District, almost half (25,093 sf) of the total site area (52,537 sf) will remain as open space. This includes an area with existing trees and brush on the south side of the site adjacent to the residential neighborhood. While a minimum Conflicting Land Use Buffer of 15 feet is required between any parking or building, this site plan will provide approximately 90 feet of vegetated

buffer. As such, the petitioner is requesting a Landscape Modification to allow the existing vegetation in this area to count as the required area and vegetation requirements.

Storm water management will be provided in an underground infiltration system that will be constructed under the proposed parking lot.

Planning staff also requested information regarding any sustainable items provided for the new building. The building is designed to support rooftop Solar Panels and the petitioner is continuing to investigate the feasibility of solar and geothermal heating for the building.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	R4A (Multiple-Family Residential)
EAST	Office/Veterinary Clinic	O (Office)
SOUTH	Residential	R1D (Single-Family Residential)
WEST	Residential	R4B (Multiple-Family Residential)

### COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		O (Office District)	O (Office District)	O (Office District)
Gross Lot Area		1.20 Acres (52,537 sq ft)	1.20 Acres (52,537 sq ft)	6,000 sq ft MIN
Open Space		100%	48%	0%
Setbacks	Front (Packard)	N/A	15 ft	15 ft MIN 40 ft MAX
	Front (Turnberry)		15 ft	
	Side(s)	N/A	75 ft (east)	0 ft
	Rear	N/A	159 ft	30 ft
Height		N/A	27 ft 9 in (midpoint)	55 ft MAX
Parking - Automobiles		N/A	34 total spaces (5 are existing shared spaces)	0
Parking – EV		N/A	4 EV Installed 9 EV Capable	4 EV Installed 9 EV Capable

Parking – Bicycles	N/A	6 spaces Class C 4 spaces Class A	6 spaces Class C 3 spaces Class A
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### PLANNING BACKGROUND

The 2009 City Master Plan: Land Use Element identifies this site in the South Area as future Office use. The Land Use Element encourages mixed uses adjacent to neighborhoods when they are compatible with residential.

### STAFF COMMENTS

Planning – The dental office use is a permitted primary use in the Office District. The use and building design are compatible with the adjacent residential zoning district and with the adjacent single-family residential neighborhood. The use of some shared parking and access to the adjacent site allows for preservation of natural features on a significant portion of the site. This area provides a significant buffer for the adjacent residential use. The petitioner has agreed to work with the neighborhood to relocate some existing mailboxes for the Turnberry Subdivision. While the petitioner has committed to working with the neighborhood, they are still awaiting positive confirmation from the neighborhood representatives.

Per requirements of the Citizen Participation Ordinance, the petitioner mailed out postcard notifications to gather feedback from the neighboring residents. Concerns from several neighbors were primarily focused on traffic safety and driveway locations.

Forestry – A Landscape Modification is required and supported by staff. Preservation of the existing vegetation is more effective than its removal and subsequent installation of less mature landscaping.

Transportation - The Transportation team supports the design as proposed. A driveway directly to Packard was not supported or proposed. Staff encouraged shared access between the two adjacent parcels. The site plan it is not designed with a straight drive or aisle between sites, this will discourage any cut through traffic across the sites.

Prepared by Matt Kowalski  
Reviewed by Hank Kelley  
8/4/23

Attachments: Zoning and Parcel Map  
Aerial Photo  
[Site Plan](#)

c:  
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Owner: Dr. Elizabeth Barber  
Blossom Pediatric Dentistry

Systems Planning  
File Nos. SP23-0004