

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 20, 2018

SUBJECT: 1750 Plymouth Road Special Exception Use for Medical Marijuana Provisioning Center with Site Plan for Planning Commission Approval

File No. SEU18-036

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.D (Special Exceptions) and Section 5.16.3.G (Medical Marijuana Facility), and therefore approves the 1750 Plymouth Road 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 C1 (Local Business) District, which provides for commercial retail uses as well as office and residential uses.
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Plymouth Road provide access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.
3. A site plan documenting the existing conditions of the site has been submitted as part of this application.
4. 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 special exception use may occupy no more than 2,240 square feet of the development at this site.
4. The special exception use may only be open for business between 11:00am to 8:00pm Monday through Saturday and noon to 7:00pm Sundays.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed.

STAFF RECOMMENDATION:

Staff recommends that the special exception use be **approved with conditions** subject to Planning Commission consideration 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:

This site is located on the south side of Plymouth Road west of Murfin Avenue. Northeast planning area. Ward 1.

DESCRIPTION OF PETITION:

The petitioner seeks special exception use approval to operate a medical marijuana provisioning center in an existing 2,200-square foot unit within a small, 12,000-square foot shopping center. Current tenants of the shopping center include a party store, four restaurants, and an travel and insurance agency. Fifty two parking spaces are available for the shopping center, 7 more than the current maximum permitted for a shopping center.

SURROUNDING LAND USES AND ZONING:

	LAND USE	ZONING
NORTH	Retail Shopping Center	C1 (Local Commercial), PUD
EAST	Gas Station	C3 (Fringe Commercial)
SOUTH	University of Michigan, Multi-Family Residential	Township, PL (Public Land)
WEST	Multi-Family Residential, Religious Institution	R4B (Multiple-Family Dwelling)

HISTORY AND PLANNING BACKGROUND:

The Plymouthview Site Plan was approved by Circuit Court Judge Henry T. Conlin on June 15, 1988 after it was denied by City Council on April 18, 1988. (Planning Commission recommended approval on March 8, 1988.) An amendment was administratively approved on October 11, 1988 to reconfigure the parking lot.

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 5.16.3.G 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 to this document as well as linked.

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 [City Master Plan](#) includes 8 elements, adopted individually between 2009 and 2017, and together by resolution in 2015.) Together, the City Master Plan elements seek to guide the City towards sustainability, conservation, and increasing livability, affordability, transportation choices, and dense, mixed uses on vibrant, active, friendly streets. There is no site specific recommendation in the [Land Use Element](#) for this site.

Compatibility with the general vicinity: The use is compatible with other adjacent uses in the general vicinity.

Consistent with the neighborhood and not detrimental: The intensity and character of the provisioning center are compatible with the surrounding neighborhood, which includes houses and apartment buildings, several small to medium-sized shopping centers, and university buildings. No complaints have been received by Planning and Building about this particular business. (Note that complaints have been received about the increasing number of provisioning centers in general.)

Parking: The Plymouthview shopping center has more off-street parking spaces than required.

Pedestrian Safety: Public sidewalks, in good condition, are present along Plymouth Road. A walkway from the public sidewalk to the storefronts is also present.

Vehicular movement and traffic: The vehicle trips generated by a provisioning center are consistent with general retail uses found in commercial districts.

Natural Features: There are no natural features on this site.

Additional required Medical Marijuana SEU information:

Operations Plan: The referenced [operation plan](#) describes the life cycle of product through the facility, storage, deliveries and cash handling.

Safety & Security: 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](#) within the operations plan.

Odor Control: Lack of odor control is the most frequent complaint heard by staff about provisioning centers. The applicant has addressed [odor control](#) in their operations plan which includes air filtration methods and equipment.

Waste Disposal: The applicant has addressed [waste disposal](#) in their operations plan, stating that any marijuana waste will be reported, rendered unusable, and disposed of in a dumpster for landfill disposal.

Hours of Operations: Normal [hours of operation](#) are provided in the operation plan. They are proposed to be 11:00am to 8:00pm Monday through Saturday and noon to 7:00pm Sundays.

MAP:

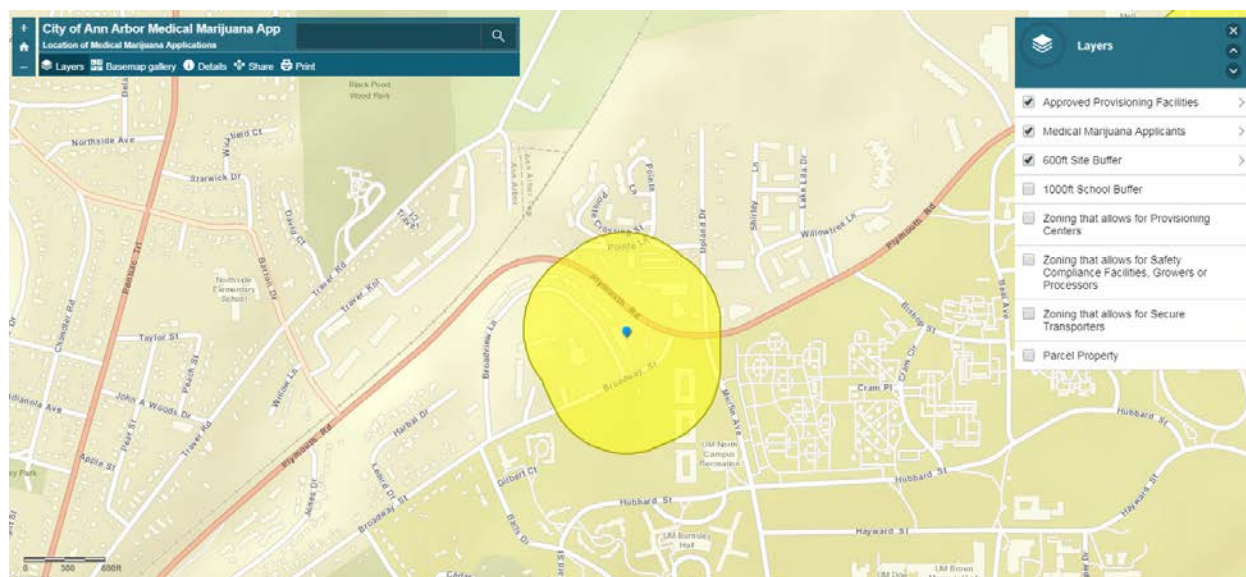


Figure 1: Medical Marijuana Facility Buffer Map

DEPARTMENT COMMENTS:

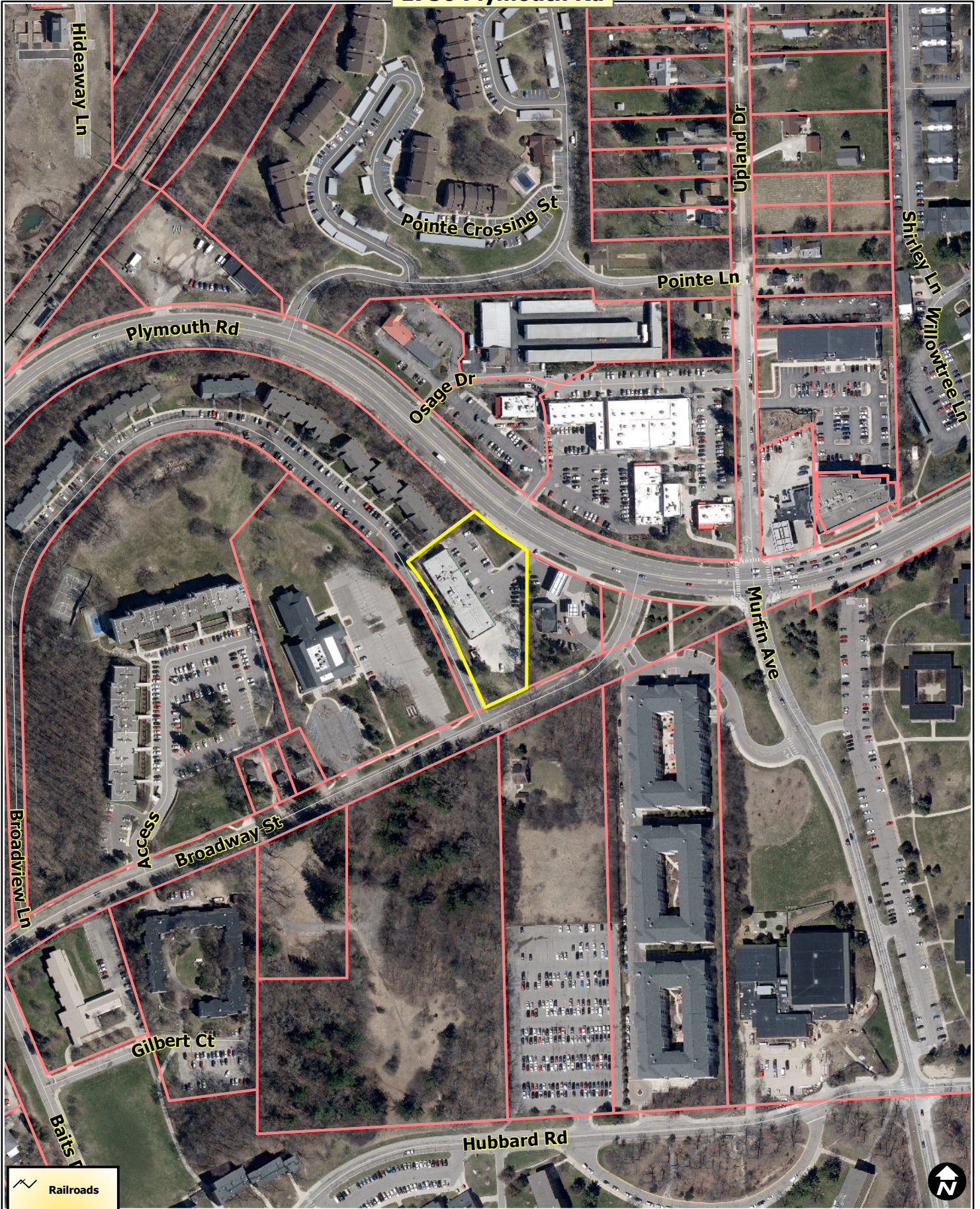
All relevant staff have reviewed the application. The traffic engineer expressed concern about driveway operations such as blockage from queuing at the adjacent traffic signal, driveway safety performance and nonmotorized access. The applicant's traffic consultant has provided the additional information requested by the traffic engineer. The traffic engineer had not reviewed that additional information at the time this staff report was finalized.

Prepared by Alexis DiLeo, City Planner
Reviewed by Brett Lenart, Planning Manager
10/10/18

Attachments: Zoning/Parcel Maps
Aerial Photo
[SEU Petition Application](#)
[Site Plan, including Floor Plan](#)

c: Petitioner – Martin Yousif (8 Exmoor, Toledo, OH 43615)
Property Owner – Broadway Square, LLC (51 W. Long Lake Rd, Bloomfield Hills, MI 48304)
Petitioner's Agent – Alec Riffle (alec@treecityannarbor.com)
City Attorney's Office
Systems Planning
File No. SEU18-036

1750 Plymouth Rd

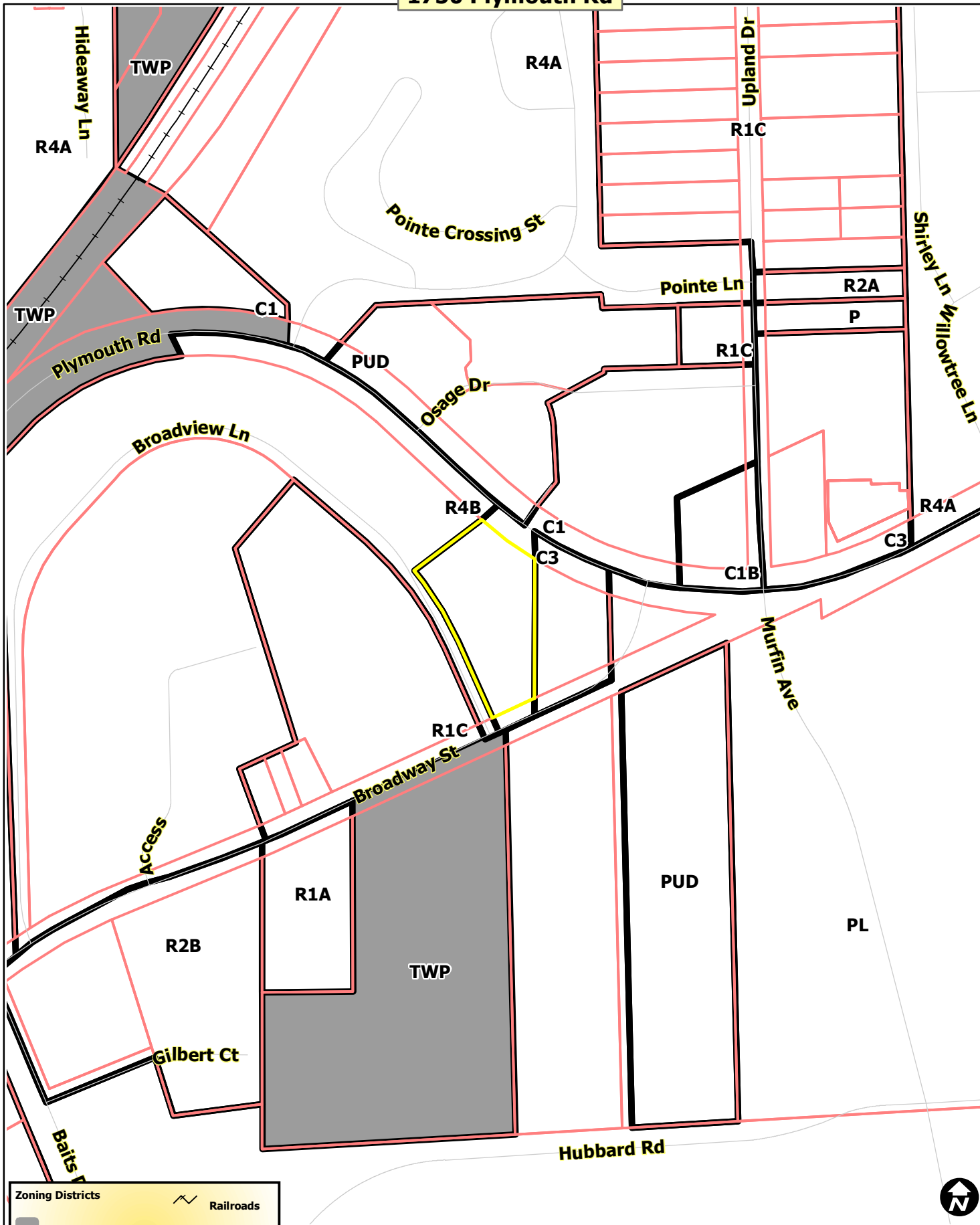


- Railroads
- Huron River
- Tax Parcels



Map date: 8/28/2018
Any aerial imagery is circa 2018 unless otherwise noted
Terms of use: www.a2gov.org/terms

1750 Plymouth Rd



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



Map date: 8/28/2018
 Any aerial imagery is circa 2018 unless otherwise noted
 Terms of use: www.a2gov.org/terms





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)

Legal Description: Exhibit A

Address: 1750 Plymouth Rd. Ann Arbor, MI 48105

Zoned: C1

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.)*

Name: Martin, Sole Member of UM1, LLC d/b/a Treecity

Mailing Address: 8 Exmoor, Toledo, Ohio 43615

Telephone: (419) 250-5211

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

Name: Alec Riffle, Franchisor to UM1, LLC d/b/a Treecity

Mailing Address: PO Box, 2973, Ann Arbor, Michigan, 48106

Telephone: (216) 543-0990

C. Use Request

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

Michigan Medical Marihuana Provisioning Center - Special Exception Use subject to section 5:104

D. Specific Standards

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section 5, Paragraph 10.21. Specify how the project meets all standards cited. Add attachment if necessary.

ORD-17-21

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.

See attachment "Treecity- Alignment with City Master Plan"

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

Treecity will design, construct and operate it's facility in accordance with all applicable city, county and state codes, rules.

The vacinity is Zoned C1, and Provisioning Centers fit in perfectly with the planned character of the area.

- 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.

Treecity is committed to maintaining the current design, scale and bulk of the facility as in currently in existence. It shall maintain consistency to all to all other businessess in the are and is well suited for the area. No new construction is planned for this site and will remain consistent with it's current character.

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

The planned facility will integrate well with other businesses in the area and should have no negative impact on its current use. As has been witnessed similar locations we expect that the presence of the facility to drive more traffic to surround businesses and aid in economic growth/development of the area.

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

The planned facility will not have any negative impact on the natural environment. No function of the facility creates any waste outside of standard grey water creation through regular utility usage. To the contrary, our air purification systems, have been designed to filter and eliminate particulate and air contaminates. We also plan to to utilize green technologies where ever possible (energy and waste reduction, reusable resources, recycling, etc).

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.

The facility is supplied with a large parking lot of ~50 parking spaces as was intended upon initial design and approval of the parcel.

This area has minimal pedestrian traffic, however, appropriate and well maintained sidewalk and walkways are present and available.

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

No expectation of any special use of main traffic thoroughfares or streets are present. Plymouth Road serves as a high throughput N-S/S-N traffic route.

We do not expect that the presence of the proposed facility will have any significant impact on the traffic in the the area.

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

As a parcel containing multiple business suites, parking lots, driveways; turning movements are appropriate for their use. No impact is expected.

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

Traffic on Plymouth rd is steady due to its proximity to major expressways, many local businesses and North Campus. It is not expected that the

presence of the facility will have any observable effect on the area's current traffic patterns. Parking will be more than adequate for the proposed use.

Please view the trip generation study attached.

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 thus will have no effect on social or 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 are required or will be requested.

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: 6/11/18

Signature: [Handwritten Signature]

By: Martin Yousif, Sole Member, UM1, LLC d/b/a Treecity Ann Arbor North
8 Exmoor, Toledo, Ohio 43615

(Print name and address of petitioner)

STATE OF MICHIGAN ~~OHIO~~

COUNTY OF WASHTENAW ~~LUCAS~~

On this 11th day of June, 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]

My Commission Expires: June 26, 2018



CHALCYE SNIADICKI
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
JUNE 26, 2018

B	SPECIAL EXCEPTION USE	06-04-18
A	OWNER REVIEW	06-01-18

REVISION	DATE
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PLOT DATE: 06/04/2018 1:59 PM
DRAWN BY: E. ALONSO
REVIEWED BY: B. WERTENBERGER
PROJECT MANAGER: B. WERTENBERGER
FILE:



UM1, LLC PROVISIONING CENTER

ANN ARBOR, MICHIGAN

SPECIAL EXCEPTION USE

SPECIAL EXCEPTION USE	
06-04-18	06-01-18
06-04-18	06-01-18

- CURRENT ISSUE
- ⊙ PREVIOUS ISSUE

DRAWING INDEX

GENERAL INFORMATION

T001	TITLE SHEET & GENERAL INFORMATION
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ARCHITECTURAL

AS101	ARCHITECTURAL SITE PLAN
A101	FLOOR PLAN
A102	ENLARGED FLOOR PLAN

REQUIRED STATEMENTS - LAND DEVELOPMENT REGULATIONS (NO NEW DEVELOPMENT PROPOSED)

STATEMENT OF INTEREST OF LAND	BUSINESS OWNER IS LEASING 2,231 SQUARE FEET OF RETAIL SPACE FROM PROPERTY OWNER.
DEVELOPMENT PROGRAM - PROPOSED LAND USE, PRELIMINARY PHASING AND COST	NO CHANGES / REFER TO OWNER DOCS FOR COST
COMMUNITY ANALYSIS	
IMPACT ON PUBLIC SCHOOLS	THE PROPOSED PROVISIONING CENTER IS NOT LOCATED WITHIN 1,000 FEET OF ANY PUBLIC SCHOOL AND IS NOT VIEWED TO HAVE ANY IMPACT, POSITIVE OR NEGATIVE PERTAINING TO ANY PUBLIC SCHOOL.
IMPACT ON SURROUNDING DEVELOPMENT	THE PROVISIONING CENTER BUSINESS DOES NOT ANTICIPATE ANY IMPACT ON SURROUNDING DEVELOPMENTS BECAUSE THE USE IS CONSISTENT WITH ITS CURRENT ZONING CLASSIFICATION AND THERE ARE NO PROPOSED MODIFICATIONS TO THE SITE PLAN.
IMPACT ON AIR AND WATER QUALITY	THE PROVISIONING CENTER HAS DESIGNED AN ODOR REMEDIATION PLAN TO INHIBIT CANNABIS AROMA FROM AFFECTING SURROUNDING NEIGHBORS AND AREAS. WATER USE WILL BE CONSISTENT WITH TYPICAL RETAIL USE, AND WILL HAVE NO IMPACT ON THE QUALITY OF WATER FOUND IN ANN ARBOR.
IMPACT ON NATURAL FEATURES	THE PROPOSED PROVISIONING CENTER WILL NOT BE MODIFYING THE EXISTING SITE IN ANY WAY OTHER THAN WHAT MAY BE REQUIRED BY THE CITY. THE PROPOSED PROVISIONING CENTER WILL HAVE NO IMPACT ON SURROUNDING NATURAL FEATURES.
IMPACT ON HISTORIC SITES OR STRUCTURES	THERE ARE NO HISTORIC SITES OR STRUCTURES ON THIS SITE AND THEREFORE THE BUSINESS WILL HAVE NO IMPACT.
GENERAL DESCRIPTION OF NATURAL FEATURES WOODLANDS WETLANDS LANDMARK TREES WATERCOURSES STEEP SLOPES FLOODPLAINS ENDANGERED SPECIES HABITAT	NONE PRESENT NONE PRESENT NONE PRESENT NONE PRESENT NONE PRESENT NONE PRESENT NOT APPLICABLE
NO EXISTING TREES TO BE REMOVED.	
TRAFFIC IMPACT - NUMBER OF PEAK HOUR TRIPS PER TRIP GENERATION MANUAL	THE IMPACT ESTIMATE WILL ADD 50 CARS PER DAY ON AVERAGE.

PROJECT DIRECTORY

OWNER: BROADWAY SQUARE, LLC
51 W. LONG LAKE ROAD
BLOOMFIELD HILLS, MI 48304

TENANT: UM1, LLC
615 GRISWOLD SUITE 1305
DETROIT, MI 48226
CONTACT: ALEG RIFFLE
PHONE: (216) 543-0990

ARCHITECT: PROCESS RESULTS, INC
201 S. ANN ARBOR ST.
SALINE, MI 48176-1303

PROJECT CONTACT:
ROBERT WERTENBERGER
CELL: (734) 754-1346

PROJECT DESCRIPTION

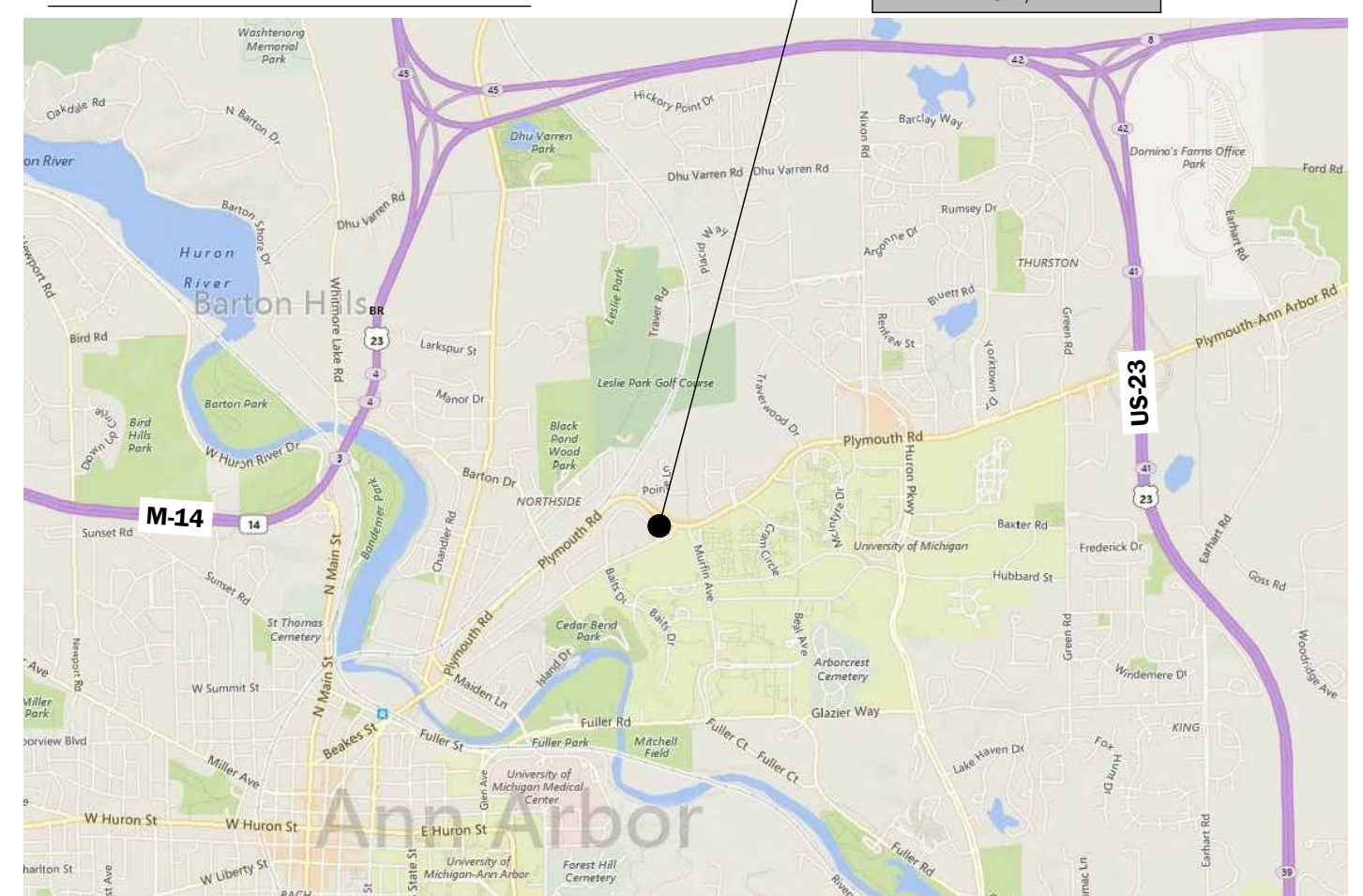
A NEW TENANT SPACE FOR A PROVISIONING CENTER IS PROPOSED WITHIN A BUILDING AT THE BROADWAY SQUARE. THE WORK WILL INCLUDE INTERIOR RENOVATION AND NEW ROOMS AS INDICATED ON FLOOR PLAN. NO NEW SITE WORK OR REVISIONS ARE ANTICIPATED. NO HAZARDOUS MATERIALS ARE USED OR STORED ON SITE. THE LEASE SPACE IS 2,231 SQUARE FEET.

LEGAL DESCRIPTION

PARCEL NUMBER - 09-09-21-104-44
PART OF E 1/2 OF NE 1/4 OF SEC 21, T2S, R6E, DESC AS COM AT NE COR OF SD SEC 21, TH S 2 DEG 14 MIN W 1737.36 FT, TH S 68 DEG 38 MIN W 184.75 FT FOR POB, TH S 68 DEG 38 MIN W 85.55 FT, TH N 21 DEG 22 MIN W 213.05 FT, TH NW 83.28 FT IN ARC OF CIR CUR LT 691.75 FT RAD, CENT ANG 6 DEG 54 MIN CHORD N 24 DEG 49 MIN W 83.26 FT, TH NW 100.57 FT IN ARC OF A CIR CUR LT, 691.75 FT, CH N 32 DEG 26 MIN W 100.53 FT, TH N 57 DEG 49 MIN E 188.68 FT, TH S 45 DEG 36 MIN E 33.42 FT, TH SE 100.42 FT IN ARC OF A CIR CUR LT, 766.78 FT RAD, CENT ANG 7 DEG 30 MIN 20 SEC, CH N 49 DEG 21 MIN 10 SEC W 100.37 FT, TH S 2 DEG 17 MIN W 339.43 FT TO POB. 1.59 AC

NOTE: THE PROPERTY DESCRIPTION IS TAKEN FROM THE CITY OF ANN ARBOR ONLINE ASSESSMENT AND PROPERTY TAX DATA.

PROJECT LOCATION



LOCATION MAP
SCALE: NO SCALE

UM1, LLC
1760 Plymouth Road
ANN ARBOR, MI 48105
PROVISIONING CENTER
ANN ARBOR, MICHIGAN

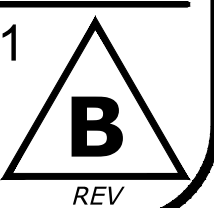
GENERAL

TITLE SHEET & GENERAL INFO.

PROJ. NO.: 13047.01

T001

SHEET NO.



SITE DATA

SITE AREA:	1.59 ACRES (69,260 SF) (FROM CITY OF ANN ARBOR ONLINE ASSESSMENT AND PROPERTY TAX DATA)	
ZONING DESIGNATION:	C1	
EXISTING BUILDING AREA:	OVERALL BUILDING - 12,000 SF	
TOTAL EXISTING PARKING:	52 SPACES INCLUDING 3 REQUIRED BARRIER FREE SPACES	
MAXIMUM USABLE FLOOR AREA IN % OF LOT AREA:	REQUIRED (EXISTING NO CHANGES) 200%	PROPOSED/EXISTING CONDITIONS 12,000 / 69,260 = .173 OR 18%
FRONT YARD SETBACK:	10' MIN. AND 25' MAX. 0', EXCEPT 30' WHERE ABUTTING RESIDENTIAL ZONED LAND	REFER TO SITE PLAN FOR DIMENSIONS
SIDE YARD SETBACK:	0', EXCEPT 30' WHERE ABUTTING RESIDENTIAL ZONED LAND	
REAR YARD SETBACK:	0', EXCEPT 30' WHERE ABUTTING RESIDENTIAL ZONED LAND	
MAXIMUM HEIGHT:	35' / 3 STORIES	EXISTING BLDG. APPROX. 17' / 1 STORY
MINIMUM LOT SIZE:	AREA - 2,000 SF, WIDTH - 20'	AREA - 69,260 SF, WIDTH - VARIES SMALLEST DIM. 85.55'

LEGAL DESCRIPTION

PARCEL NUMBER - 09-09-21-104-44
 PRT OF E 1/2 OF NE 1/4 OF SEC 21, T2S, R6E, DESC AS COM AT NE COR OF SD SEC 21, TH S 2 DEG 14 MIN W 1737.36 FT, TH S 68 DEG 38 MIN W 184.75 FT FOR POB, TH S 68 DEG 38 MIN W 85.55 FT, TH N 21 DEG 22 MIN W 213.05 FT, TH NW 83.28 FT IN ARC OF A CIR CUR LT 691.75 FT RAD, CENT ANG 6 DEG 54 MIN CHORD N 24 DEG 49 MIN W 83.28 FT, TH NW 100.57 FT IN ARC OF A CIR CUR LT 691.75 FT, CH N 32 DEG 28 MIN W 100.53 FT, TH N 57 DEG 49 MIN E 188.68 FT, TH S 45 DEG 36 MIN E 33.42 FT, TH SE 100.42 FT IN ARC OF A CIR CUR LT 766.78 FT RAD, CENT ANG 7 DEG 30 MIN 20 SEC, CH N 49 DEG 21 MIN 10 SEC W 100.37 FT, TH S 2 DEG 17 MIN W 339.43 FT TO POB. 1.59 AC

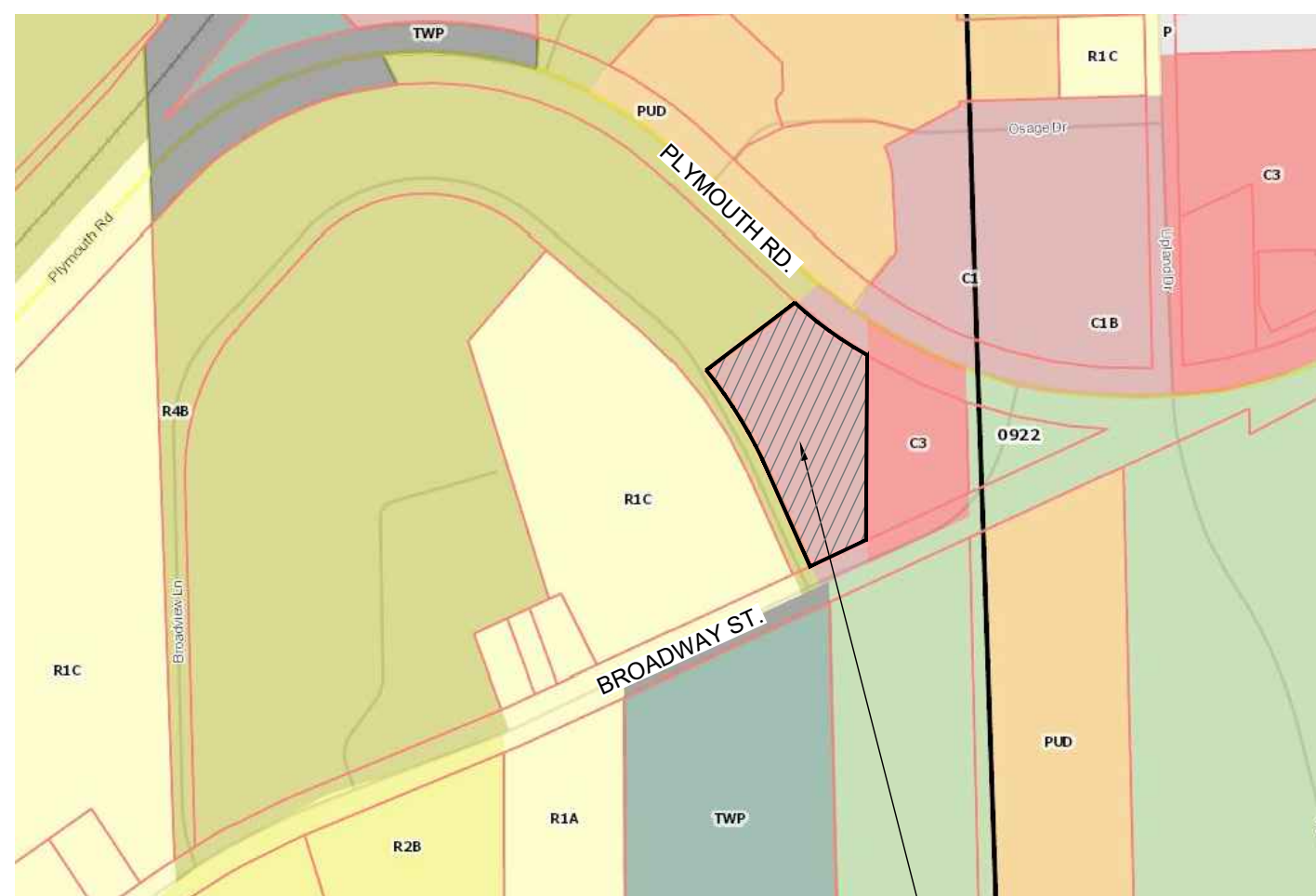
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GENERAL NOTES

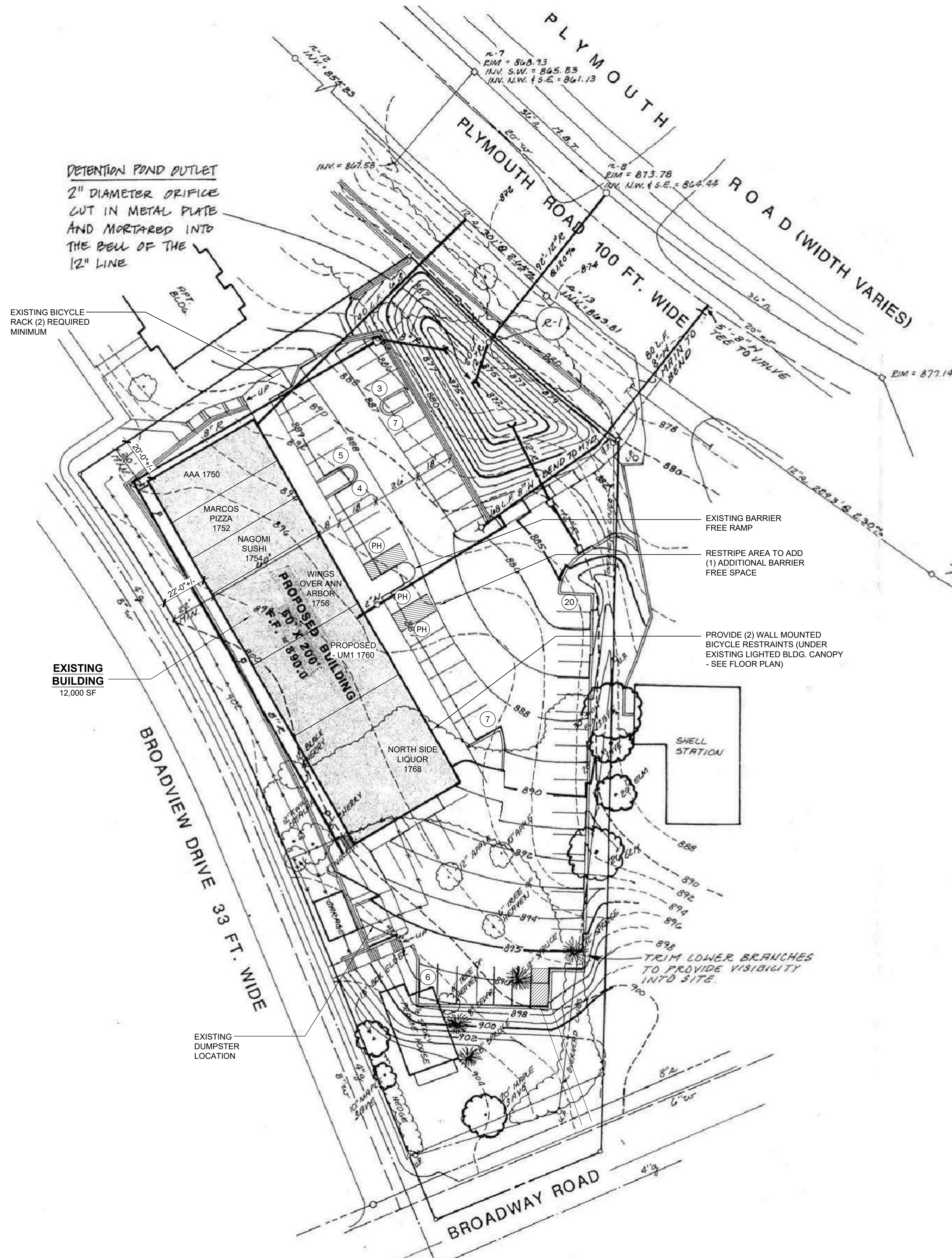
- EXISTING TOPOGRAPHY TO REMAIN AS IS. NO CHANGES TO GRADING WILL BE DONE ON THE SITE.
- ALL EXISTING TREES AND LANDSCAPING TO REMAIN.
- NO SIGNS WILL BE IN THIS SET OF DOCUMENTS. SEPARATE PERMIT WILL BE OBTAINED.
- THE EXTERIOR FINISHES OF THE EXISTING BUILDING WILL REMAIN AS IS.
- ALL SIDEWALKS ARE 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.

PARKING CALCULATION

REQUIRED PARKING SPACES	REQUIRED BICYCLE SPACES	REQUIRED BICYCLE CLASS	PROPOSED/EXISTING CONDITIONS
RETAIL CENTER WITH LESS THAN 300,000 SF OF FLOOR AREA (12,000 SF TOTAL) 1 PER 310 SF MIN. = 39 1 PER 265 SF MAX. = 45	1 PER 3,000 SF = 4	50% B = 2 50% C = 2	TOTAL TO BE PROVIDED = 4
TOTAL PARKING SPACES REQUIRED = 45 MAX.			TOTAL EXISTING PARKING SPACES = 52 SPACES
TOTAL BARRIER FREE SPACES REQUIRED = 3 SPACES (PER MICHIGAN BUILDING CODE ACCESSIBILITY REQUIREMENTS)			TOTAL EXISTING BARRIER FREE SPACES = 2 SPACES 1 ADDITIONAL BARRIER FREE SPACE REQUIRED - SEE SITE PLAN



ZONING MAP
SCALE: NO SCALE



ARCHITECTURAL SITE PLAN
SCALE: 1"=30'-0" (24"x36")
EXISTING OWNER SITE PLAN



Process Results, Inc.
 201 South Ann Arbor St.
 Saline, MI 48176
 PH: 734.429.8900 FX: 734.429.8901
 www.processresults.com

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B	SPECIAL EXCEPTION USE	06-04-18
A	OWNER REVIEW	06-01-18
REVISION	DATE	

PLOT DATE: 06/04/2018 1:59 PM
 DRAWN BY: E. ALONSO
 REVIEWED BY: B. WERTENBERGER
 PROJECT MANAGER: B. WERTENBERGER
 FILE:

UM1, LLC
 1760 Plymouth Road
 ANN ARBOR, MI 48105
**PROVISIONING CENTER
 ANN ARBOR, MICHIGAN**

ARCHITECTURAL
 ARCHITECTURAL
 SITE PLAN

PROJ. NO.: 13047.01

AS101 **B**
 SHEET NO. REV



Process Results
THE ART OF ENGINEERING

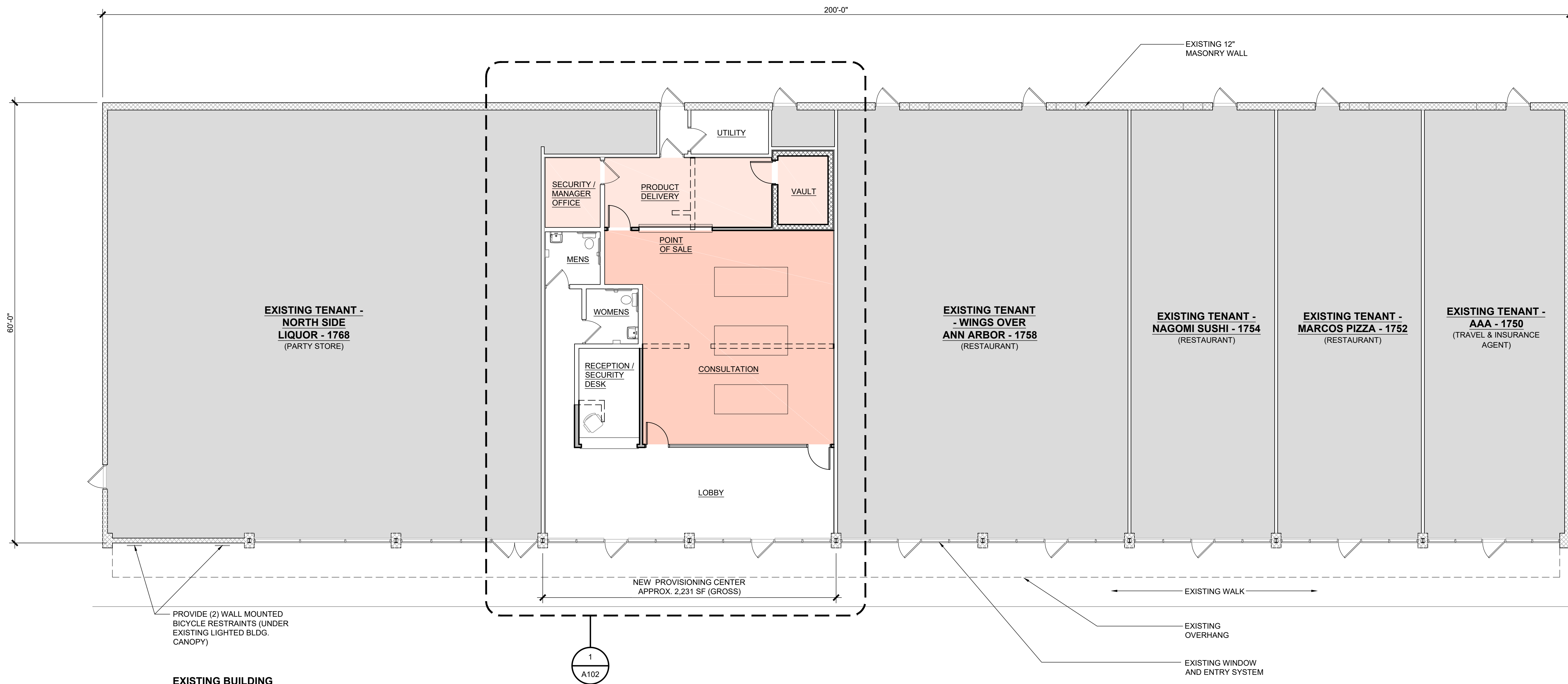
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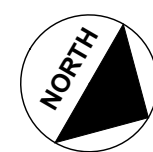
B	SPECIAL EXCEPTION USE	06-04-18
A	OWNER REVIEW	06-01-18

REVISION	DATE
----------	------

PLOT DATE: 06/04/2018 1:59 PM
 DRAWN BY: E. ALONSO
 REVIEWED BY: B. WERTENBERGER
 PROJECT MANAGER: B. WERTENBERGER
 FILE:



- EXISTING BUILDING CONSTRUCTION:**
- MASONRY BEARING WALLS, STEEL COLUMNS AND STEEL ROOF JOISTS - TYPE IIB CONSTRUCTION
 - NON FIRE SUPPRESSED
 - COMMERCIAL BUILDING (MERCANTILE - USE GROUP M)



FLOOR PLAN - PROVISIONING CENTER

SCALE: 1/8"=1'-0" (24"x36")

UM1, LLC
 1760 Plymouth Road
 ANN ARBOR, MI 48105
PROVISIONING CENTER
ANN ARBOR, MICHIGAN

ARCHITECTURAL

OVERALL FLOOR PLAN

PROJ. NO.: 13047.01

A101
SHEET NO.

B
REV



Process Results
THE ART OF ENGINEERING

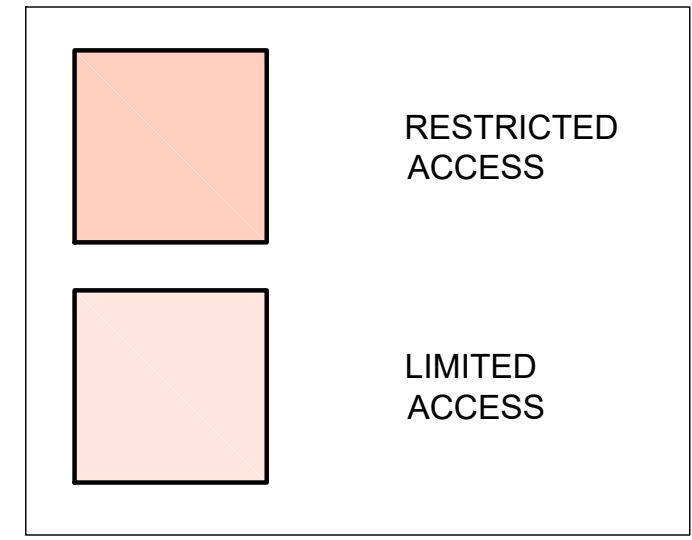
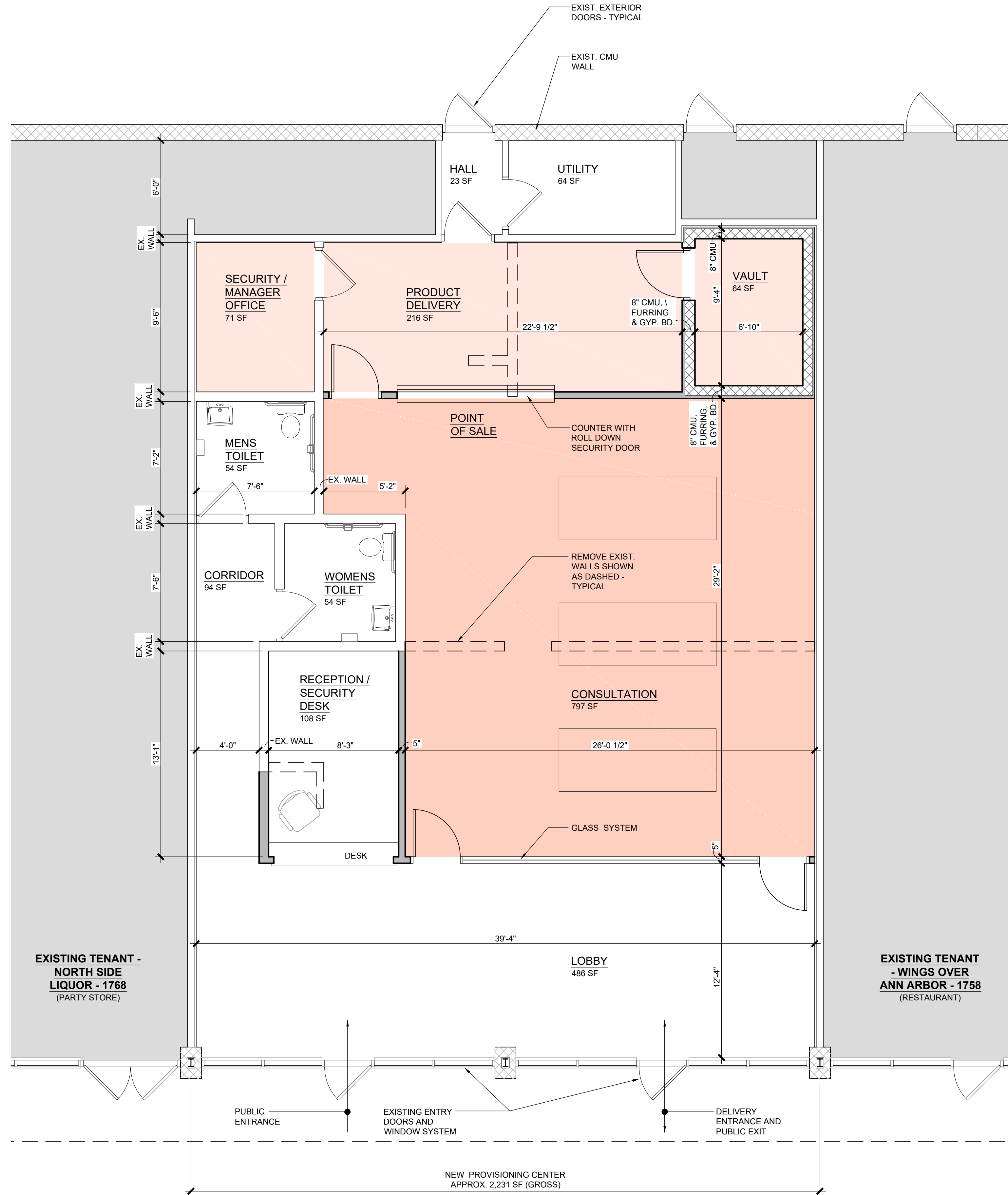
Process Results, Inc.
201 South Ann Arbor St.
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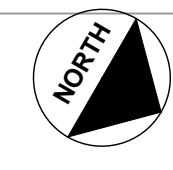
B	SPECIAL EXCEPTION USE	06-04-18
A	OWNER REVIEW	06-01-18

REVISION	DATE
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PLOT DATE: 06/04/2018 1:59 PM
 DRAWN BY: E. ALONSO
 REVIEWED BY: B. WERTENBERGER
 PROJECT MANAGER: B. WERTENBERGER
 FILE:



ENLARGED FLOOR PLAN
 SCALE: 1/4"=1'-0" (24x36")



UM1, LLC
 1760 Plymouth Road
 ANN ARBOR, MI 48105
PROVISIONING CENTER
 ANN ARBOR, MICHIGAN

ARCHITECTURAL
 ENLARGED FLOOR PLAN

PROJ. NO.: 13047.01
A102 SHEET NO. **B** REV