

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 19, 2016

**SUBJECT: Ali Baba's Restaurant Addition Landscape Modification Request (601 Packard Street)
File No. SP16-080**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications in order to maintain the previously approved landscape plan according to Chapter 62 (Landscape and Screening Ordinance), Section 5:608(2)(c)(vii) subject to approval of the administrative amendment to the site plan.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved** because the modifications are consistent with the intent of the ordinance and are associated with a previously approved site plan.

DESCRIPTION OF PETITION

An Administrative Amendment to the Ali Baba's Restaurant Site Plan currently is being reviewed by city staff to allow a one-story, 56-square foot addition to an existing building, which is less than 10 percent of the total floor area of the site and a one-story, 225-square foot pergola located at the northwest corner of the building. An Administrative Amendment requires the project to be brought into compliance with all existing City codes. A recent change to Chapter 62 (Landscaping and Screening) includes a requirement for at least 50% of the interior landscape island areas to be depressed bioretention areas used for storm water management as well.

Another new provision in the Landscape and Screening Ordinance allows the Planning Commission (or City Council, whichever is the approving body) to approve a modification to allow landscape elements which are part of a previously approved site plan to be maintained and continued as nonconforming provided no alterations of the existing landscape elements are proposed. The petitioners are requesting a modification to allow all existing landscape islands to remain as previously approved. With approval of the modification request, staff will be able to approve the administrative amendment under review.

The previous 601 Packard Site Plan for City Planning Commission Approval was approved on March 16, 1993. It included adding landscaping to the site, repaving and restriping of the parking lot, and reducing the width of the two drive approaches. Variances from required parking and landscape buffer width along both Packard and Hill Street were granted from the ZBA.

The applicant is requesting a landscape modification to maintain the previously approved landscape plan and use alternative plant species that are better suited for the site.

STAFF COMMENTS

Systems Planning (Forestry) - Staff supports the proposed landscape modification to not meet the right-of-way screening tree requirements along Packard Street as it complies with the previously approved site plan and variances.

Prepared by Chris Cheng
Reviewed by Ben Carlisle

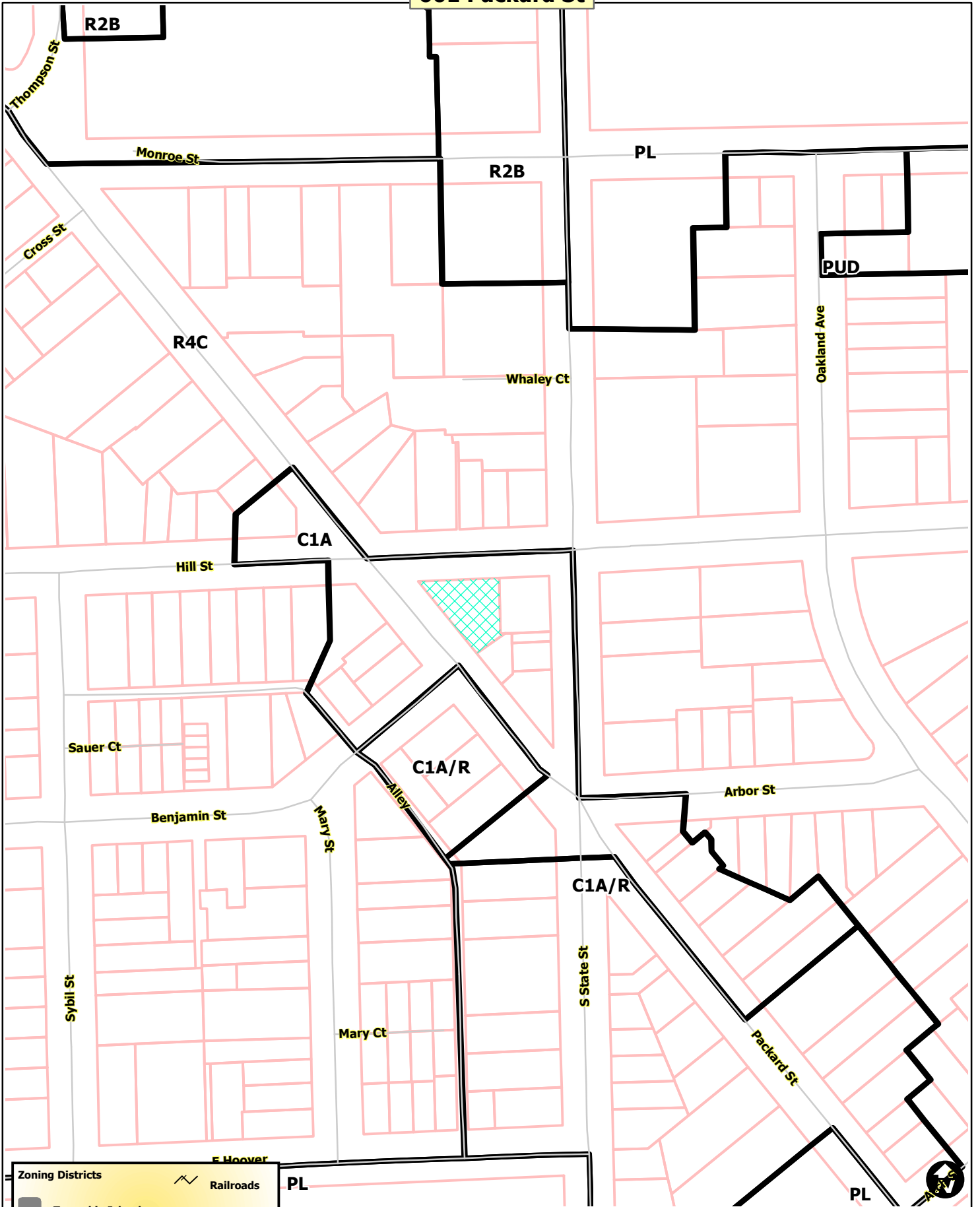
Attachments: Landscape Plan

c: Owner: Mo Dari
3303 Dorr Street
Toledo, OH 43607

Petitioner: Damian Farrell Design Group, PLLC
359 Metty Drive
Ann Arbor, MI 48103

City Attorney
Systems Planning
File No. SP16-080

601 Packard St

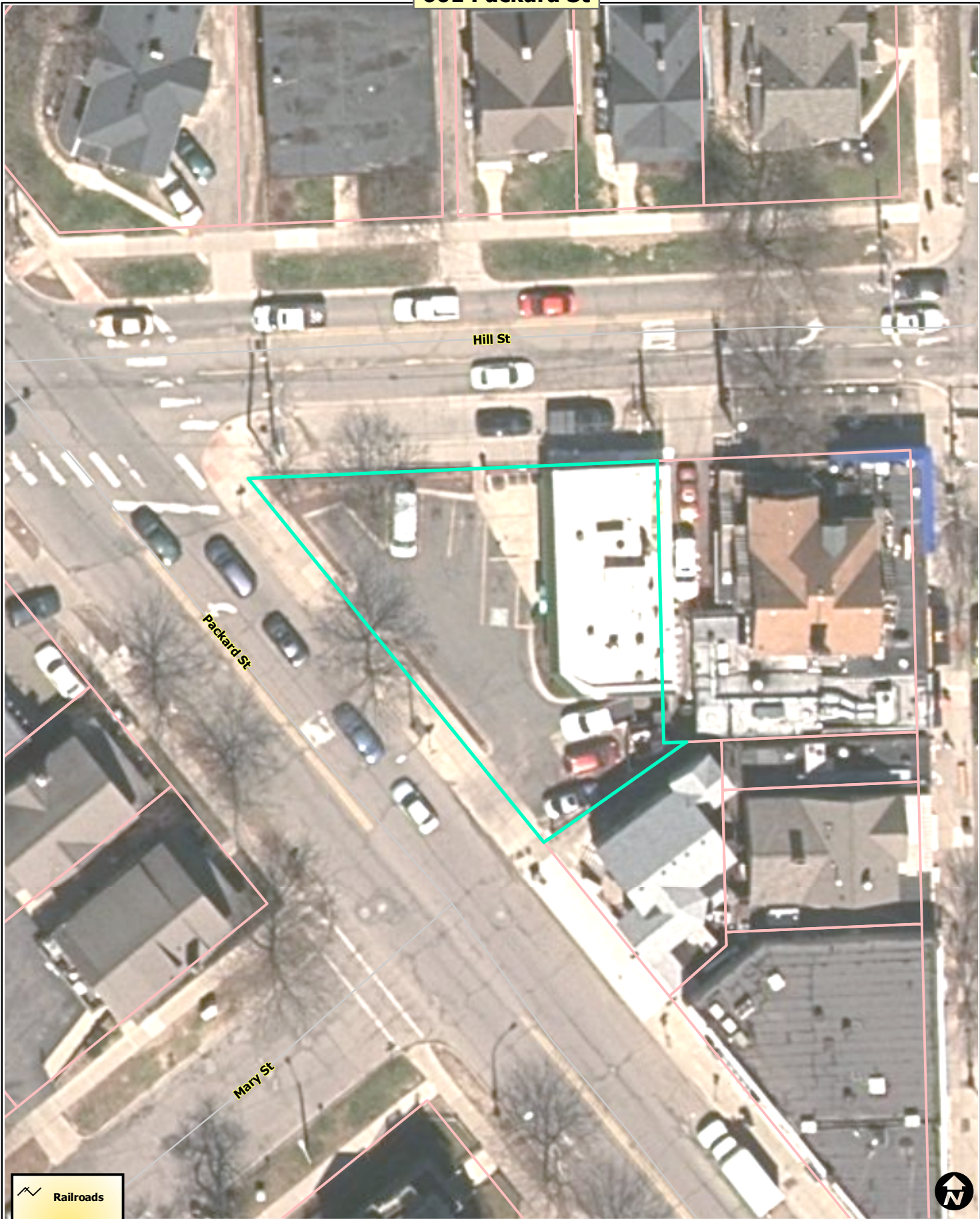





Zoning Districts	Railroads
Township Islands	Parcels
City Zoning Districts	Huron River



Map date 6/30/2016
 Any aerial imagery is circa 2015
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601 Packard St

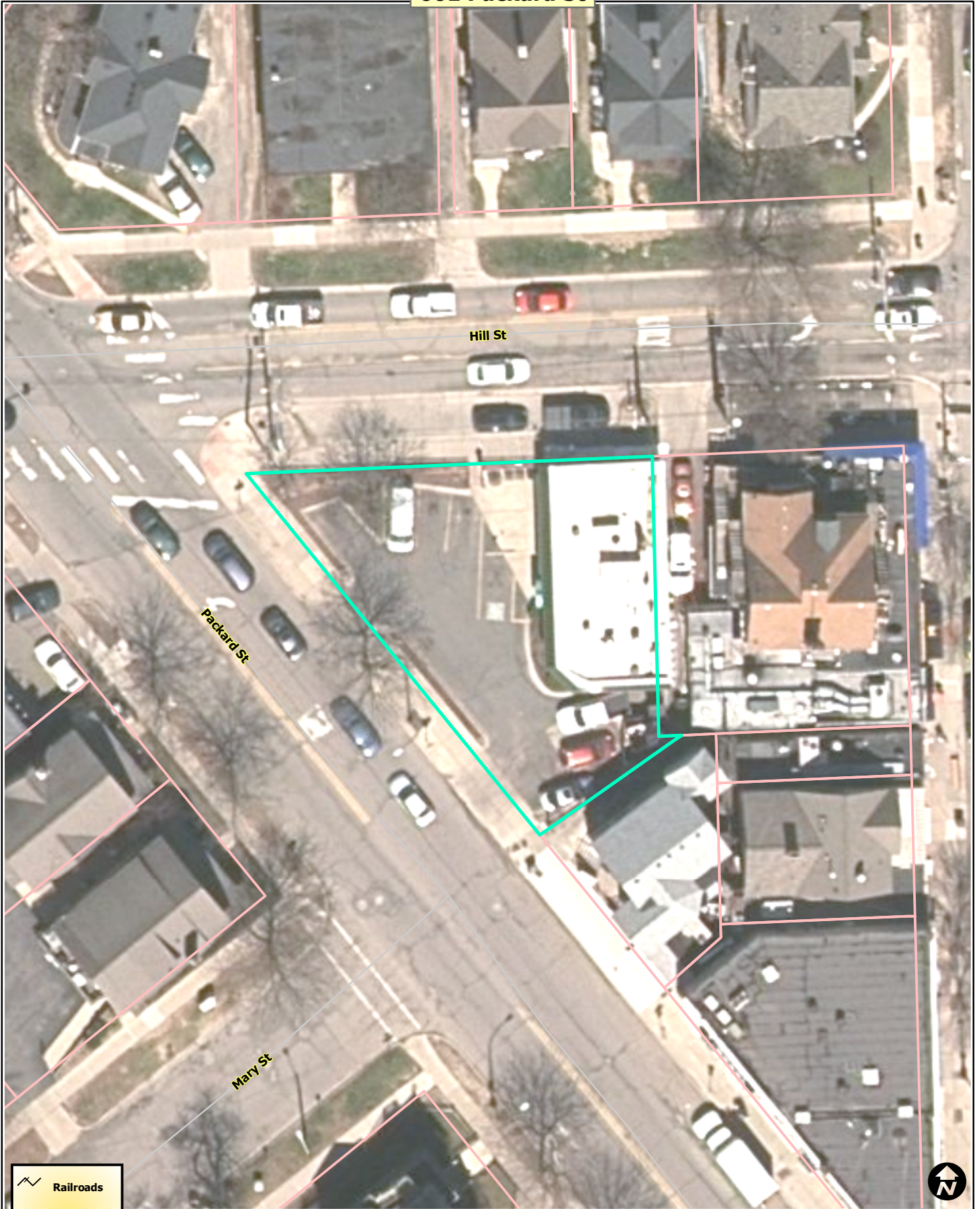


-  Railroads
-  Parcels
-  Huron River



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601 Packard St



-  Railroads
-  Parcels
-  Huron River



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City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR MODIFICATIONS FROM CHAPTER 62 (LANDSCAPE AND SCREENING)

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

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission or City Council to approve these modifications from the landscape and/or screening requirements of Sections 5:602, 5:603, 5:604 or 5:606 of Chapter 62, as they relate to the property hereinafter described.

A. Project Information

(Give name of site plan project and tax code number of property)

ALI BABA'S MEDITERANEAN GRILL

601 PACKARD ROAD, ANN ARBOR, MI 48104

PARCEL # 09-09-32-100-005

B. Petitioner Information

The petitioner(s) requesting the modifications are:

(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)

DAMIAN FARRELL (ARCHITECT)

359 METTY DRIVE, SUITE #4A, ANN ARBOR, MI 48103

(734) 998-1331

Also interested in the petition are:

(List others with legal or equitable interest)

MO DARI (OWNER)

3303 DORR STREET, TOLEDO, OH 43607

(419) 534-3000

C. Modification Request

The petitioner requests approval to modify the above landscape and/or screening requirements in the following ways (if necessary, attach additional page):

Section 5:602, Paragraph (1)(b)

- WE ARE REQUESTING TO MODIFY THIS PORTION OF THE CODE BECAUSE IT REQUIRES THE PLANTING OF ONE DECIDUOUS SHADE TREE EVERY 30' ALONG THE PUBLIC ROW STREET FRONTAGE (PACKARD ST). THE PREVIOUSLY OBTAINED VARIANCE REDUCED THE ROW SIZE TO 3' WHICH MAKES IT TOO NARROW TO SUPPORT A SHADE TREE.

Section _____, Paragraph _____

D. Standards for Approval

Flexibility in the application of the landscape and screening regulations may be allowed if certain standards are met. The modifications must be consistent with the intent of Chapter 62; be included on a site plan and in a motion approved by the City Planning Commission or City Council; and be associated with specific site conditions as listed in Section 5:608(2)(c).

- 1. What are the specific site conditions that necessitate this request and how do they warrant the modifications of Chapter 62 requirements? (See Section 5:608(2)(c)) List relevant subsection and explain how and to what extent the modifications are justified.


(vii) LANDSCAPE ELEMENTS WHICH ARE A PART OF A PREVIOUSLY APPROVED SITE PLAN
MAY BE MAINTAINED AND CONTINUED AS NONCONFORMING PROVIDED NO ALTERATIONS OF
THE EXISTING LANDSCAPE ELEMENTS ARE PROPOSED.

- 2. How does the proposal meet the spirit and intent of Chapter 62? (See Section 5:600)

THE NEW PROPOSED SITE PLAN UPDATES THE ORIGINAL APPROVED SITE PLAN FROM 1993.
SOME OF THE PLANTS IN THE NEW SITE PLAN ARE SUGGESTED ALTERNATIVES THAT ARE BETTER
SUITED FOR THE SITE. THE OTHER MODIFICATIONS TO THE SITE INCLUDE THE NEW EXTERIOR
VESTIBULE AND NEW PERGOLA.

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: 5/31/2016

Signature: 

DAMIAN FARRELL FKA - LEEDAP.

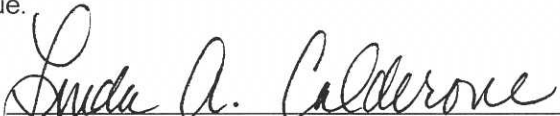
DAMIAN FARRELL DESIGN GROUP LLC

359 MIETTY DRIVE. ANN ARBOR. MI 48103

(Print name and address of petitioner)

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)

On this 31st day of May, 2016, 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: 

Linda A. Calderone
(Print name of Notary Public)

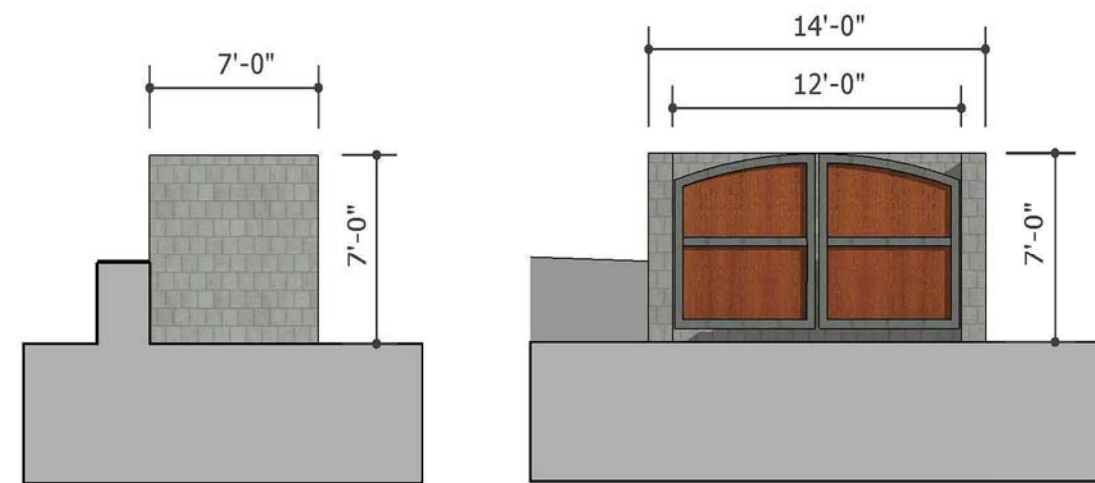
My Commission Expires: 8/25/2021

LINDA A. CALDERONE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF JACKSON
My Commission Expires 8/25/2021
Acting in the County of Washtenaw

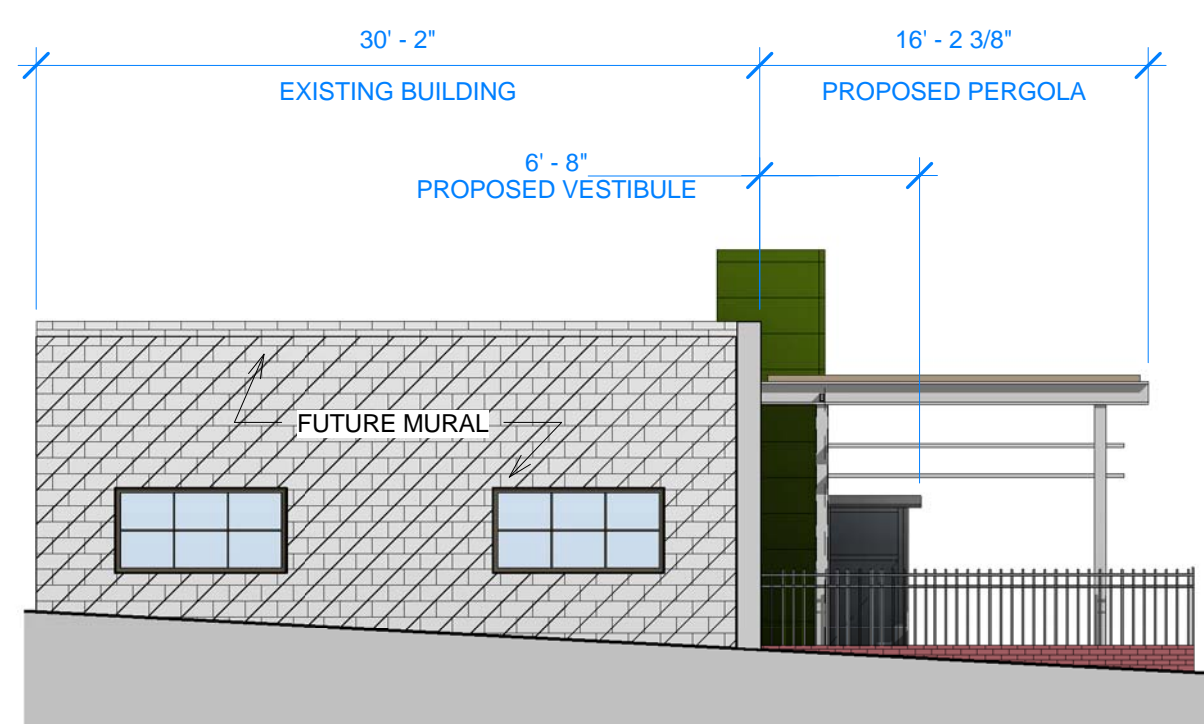
LANDSCAPING NOTES

- 1 ALL CITY SIDEWALKS SHALL BE MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING UPON THE SAME, AND IF ANY OWNER SHALL NEGLECT TO KEEP AND MAINTAIN THE SIDEWALK ALONG THE FRONT, REAR, SIDE OF THE LAND OWNED BY HER OR HIM IN GOOD REPAIR AND SAFE FOR THE USE OF THE PUBLIC, THE SAID OWNER SHALL BE LIABLE TO THE CITY FOR ANY DAMAGES RECOVERED AGAINST THE CITY SUSTAINED BY ANY PERSON BY REASON OF SAID SIDEWALK BEING UNSAFE AND OUT OF REPAIR.
- 2 ALL PLANTERS TO BE INFILLED WITH RIBES ALPINUM
- 3 PLANTS THAT DIFFER FROM ORIGINAL SITE PLAN ON SP-1 ARE PROPOSED ALTERNATES
- 4 INTEGRATE NEW COMPOST (CITY COMPOST) WITH THE EXISTING SOIL TO KEEP PLANTS HEALTHY.
- 5 NEW STRIPING TO BE ADDED TO THE PAVEMENT TO INDICATED DIRECTION WITH TRAFFIC FLOW.
- 6 ENTRANCE ONLY AND EXIT ONLY SIGNS TO BE INSTALLED AT THE CURB CUTS TO INDICATED ONE WAY TRAFFIC FLOW.
- 7 PLEASE REFER TO ELEVATIONS MARKERS ON SITE PLAN FOR SPOT ELEVATIONS.
- 8 ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH THIS CHAPTER BY THE END OF THE FOLLOWING PLANTING SEASON, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.
- 9 **SNOW REMOVAL NOTE TO BE ADDED**
- 10 PLEASE REVER TO PLANT LIST FOR ALL NEW AND EXISTING PLANTING SPECIFICATIONS OF THIS SITE.

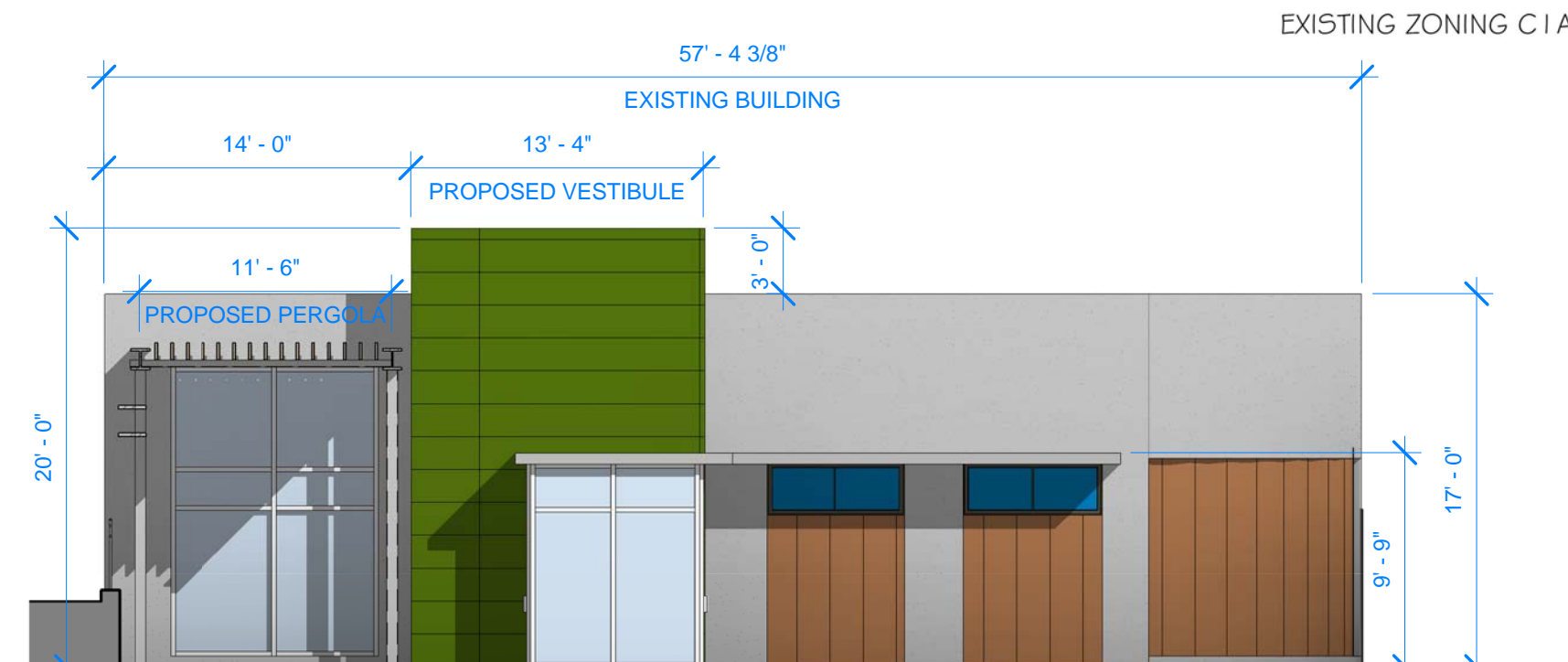
Plant Schedule						
#	Common Name	Botanical Name	Status	Size	Planting Requirements	Quantity
1	ALPINE CURRENT	RIBES ALPINUM 'GREEN MOUND'	NEW	3' W x 2' H	Ground Cover	4/- 10
2	ARBORVITAE		EXISTING			
3	ARBORVITAE EMERALD GREEN	THUJIA OCCIDENTALIS	NEW	4' W x 15' H	Decorative	1
4	BOXWOOD		EXISTING			
5	DAYLILY	HEMEROCALLIS SINENSIS	EXISTING			
6	EULALIA	MISCANTHUS SINENSIS	EXISTING			
7	IMPERIAL (2 1/2' CAL) HONEYLOCUST	GLEDTISIA TRIACANTHOS	NEW	35' TALL	ROW Tree Screening	1
8	JUNIPER - SEA GREEN	JUNIPERUS CHINENSIS	NEW	6' W x 4' H	ROW Hedge Screening	8
9	MAY NIGHT	SALVIA SYLVESTRIS	EXISTING			
10	RED MULBERRY	MORUS	NEW	15' TALL	ROW Tree Screening	1
11	SPIREA	SPIRAEA	NEW	3' W x 3' H	ROW Hedge Screening	12
12	STONECROP-AUTUMN	SEDUM 'AUTUMN JOY'	NEW	2' W x 2' H	Ground Cover	4
13	VIBURNUM 24" (DWARF VARIETY)	MONROVIA	EXISTING/ NEW		New Plants are Decorative	2 (new)
14	JAPANESE TREE LILAC	SYRUNGA RETICULATA	NEW	15' W x 20' H	ROW Tree Screening	1



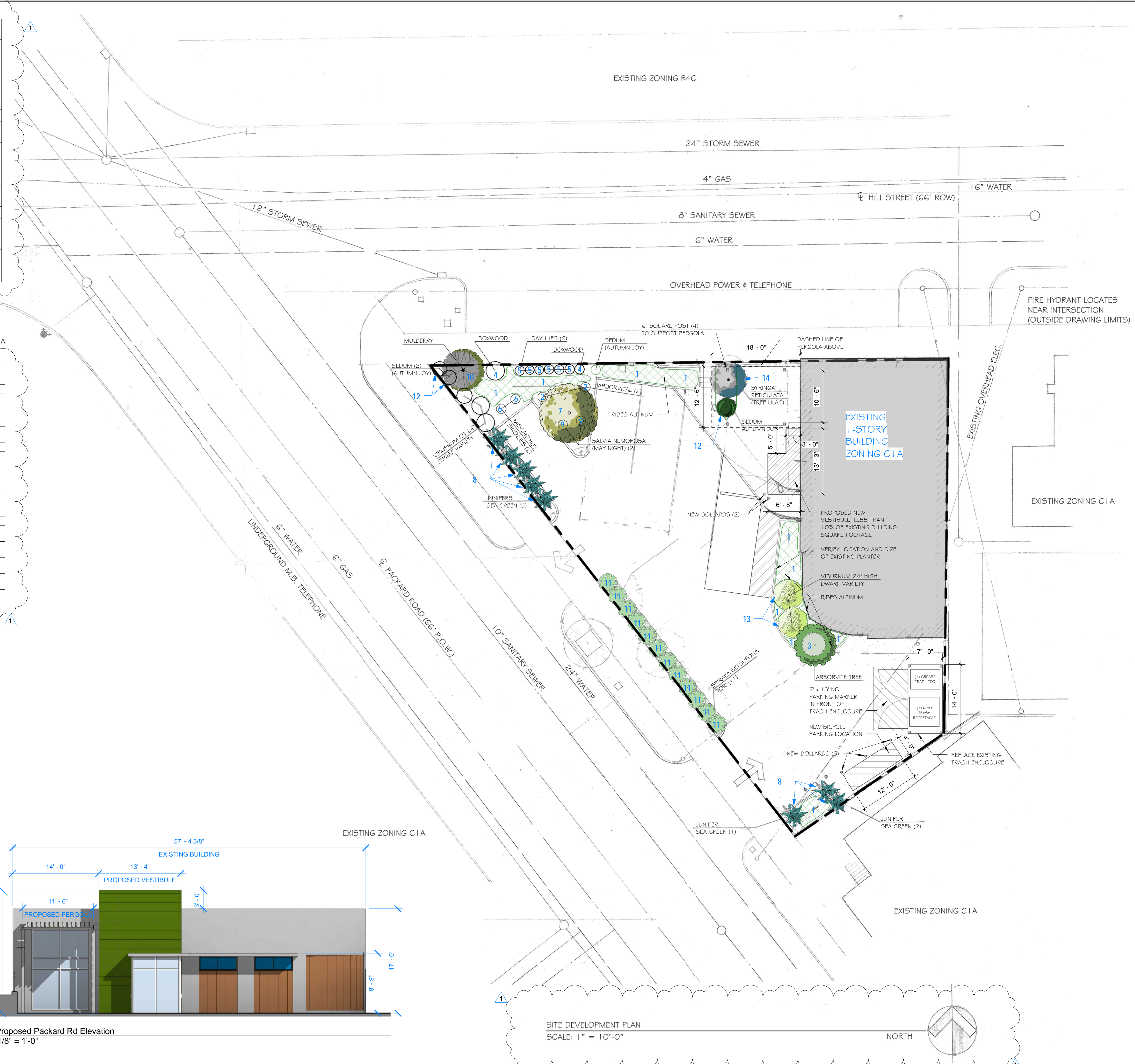
4 Dumpster Enclosure
1/8" = 1'-0"



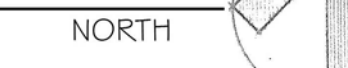
3 Proposed Hill Street Elevation
1/8" = 1'-0"



2 Proposed Packard Rd Elevation
1/8" = 1'-0"



SITE DEVELOPMENT PLAN
SCALE: 1" = 10'-0"



FOR REFERENCE ONLY - PENDING SITE PLAN APPROVAL

BLDG PERMIT

Damian Farrell Design Group PLLC
 359 METTIE DRIVE, SUITE 4A
 ANN ARBOR, MI 48103
 TEL: 734-213-9533
 FAX: 734-213-9533

LANDSCAPE ENGINEER OF RECORD
STRUCTURAL ENGINEER OF RECORD
CIVIL ENGINEER OF RECORD
MEP ENGINEER OF RECORD
ARCHITECT OF RECORD
All Baba's Mediterranean Grill
681 Packard Road Ann Arbor, Michigan 48104

DATE	DESCRIPTION
5/31/2016	Site Plan Review
7/05/2016	ADDENDUM #1

DESIGN	DF
DRAWN	VC
PROJECT NUMBER	160330_14_01

Site Plan

C1