



Legislation Details (With Text)

**File #:** 08-0926      **Version:** 1      **Name:** 10/20/08 Maple Shoppes Planned Project Site Plan  
**Type:** Resolution      **Status:** Passed  
**File created:** 10/20/2008      **In control:** City Council  
**On agenda:** 10/20/2008      **Final action:** 10/20/2008  
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**Title:** Resolution to Approve Maple Shoppes Planned Project Site Plan, 2.62 Acres, 540 North Maple Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Maple Shoppes Minutes.doc, 2. Maple Shoppes Staff Report.pdf

Date	Ver.	Action By	Action	Result
10/20/2008	1	City Council	Approved	Pass
10/20/2008	1	City Council	Held and Closed	

Resolution to Approve Maple Shoppes Planned Project Site Plan, 2.62 Acres, 540 North Maple Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution requesting approval to construct two commercial buildings totaling 25,219 square feet on this site. The existing buildings on the site will be demolished. The seven existing curb cuts will be closed and two new access drives will be created, one on North Maple Road and one on Dexter Avenue.

Planned project modifications have been requested to reduce the required front setback to eight feet along the North Maple Road frontage and 15 feet along the Dexter Avenue frontage (a minimum front setback of 25 feet is required in the C1B zoning district). The benefit justifying this modification is improved pedestrian circulation, by allowing placement of the buildings along the street frontage.

The City Planning Commission recommended approval of this site plan at its meeting of June 3, 2008, subject to providing an arrangement of buildings that promotes transit access and pedestrian orientation, reduces the need for infrastructure, and increases building and parking setbacks. The Zoning Board of Appeals granted necessary variances on September 24, 2008.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager  
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, Chelsea Land Company has requested site plan approval in order to construct two commercial buildings totaling 25,219 square feet at 540 North Maple Road;

Whereas, Chelsea Land Company has also requested planned project modifications from the front setback requirements of Chapter 55 (Zoning);

Whereas, The Ann Arbor City Planning Commission, on June 3, 2008, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, ordinances,

standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare;

RESOLVED, That City Council approve the Maple Shoppes Site Plan and planned project modifications from the front setback requirements of Chapter 55, upon the condition that an arrangement of buildings is provided that promotes transit access and pedestrian orientation, reduces the need for infrastructure, and increases building and parking setbacks.