



Legislation Details (With Text)

**File #:** 11-1139      **Version:** 1      **Name:** 10/3/11 Pittsfield Retail  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 10/3/2011      **In control:** City Council  
**On agenda:** 10/3/2011      **Final action:** 10/3/2011  
**Enactment date:** 10/3/2011      **Enactment #:** R-11-429  
**Title:** Resolution to Approve the Pittsfield Retail Site Plan, 3590 Washtenaw (CPC Recommendation: Approval - 8 Years and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Pittsfield Retail Staff Report with Attachments

Date	Ver.	Action By	Action	Result
10/3/2011	1	City Council	Held and Closed	
10/3/2011	1	City Council	Approved	Pass

Resolution to Approve the Pittsfield Retail Site Plan, 3590 Washtenaw (CPC Recommendation: Approval - 8 Years and 0 Nays)

Attached is a resolution to approve the Pittsfield Retail Site Plan. Approval of this resolution will allow for the construction of a 9,500 square foot commercial building addition.

Petition Summary:

- The site plan proposes a 9,500 square foot addition to the existing 15,769 square foot retail building. The existing building currently houses one business (Dollar Tree), and the new space is designated for an additional tenant. The building addition will replace an existing unenclosed canopy area used by the former tenant for outdoor sales and storage.
- The existing parking lot will be reconfigured to comply with the new landscape ordinance requirements for bioswales. A parking easement on adjacent property is proposed to satisfy the off-street parking requirement and is a condition of the site plan approval.

The City Planning Commission, at its meeting of August 16, 2011, recommended approval of this request, subject to obtaining preliminary approval from the Washtenaw County Water Resources Commissioner (WCWRC) prior to consideration by City Council. Subsequent to Planning Commission approval, the petitioner has submitted revised plans in order to address outstanding issues with the bioswales and stormwater detention systems. Staff has reviewed the revised plans and verified all issues have been addressed. The landscaping and bioswales now comply with all applicable city codes and WCWRC requirements.

**Attachments:** 08/16/11 Planning Staff Report  
08/16/11 Planning Commission Minutes

Prepared By: Matt Kowalski City Planner

Reviewed By: Wendy L. Rampson, Planning Manager

Sumedh Bahl, Community Services Administrator

Whereas, Renken Associates XVI L.P. has requested site plan approval in order to construct a 9,500 square foot building addition;

Whereas, The Ann Arbor City Planning Commission, on August 16, 2011 recommended approval of the petition;

Whereas, The development would comply with the C3 zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, 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 and welfare;

RESOLVED, That City Council approve the Pittsfield Retail Site Plan dated August 1, 2011, upon the condition that the petitioner records a permanent off-site parking easement for 21 parking spaces prior to the issuance of building permits, and (2) that the petitioner amend the City's right-of-way easement running along the north and south sides of the property to allow for utilities, landscaping and the proposed pedestrian path prior to the issuance of building permits.