



Legislation Details (With Text)

File #: 14-1689 **Version:** 1 **Name:** 2/2/15 Plum Market Site Plan at 3601 Plymouth Road

Type: Resolution/Public Hearing **Status:** Passed

File created: 2/2/2015 **In control:** City Council

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Title: Resolution to Approve the Plum Market Site Plan, 3601 Plymouth Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 11/18/14 Planning Staff Report, 2. 11/18/14 Planning Commission Minutes

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------|-----------------|--------|
| 2/2/2015 | 1 | City Council | Held and Closed | |
| 2/2/2015 | 1 | City Council | Approved | Pass |

Resolution to Approve the Plum Market Site Plan, 3601 Plymouth Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of an addition to the existing education building and convert the use into a grocery store.

- This site plan is associated with the Plum Market rezoning, which proposes to rezone this 2.96 acre parcel from PUD (Planned Unit Development) to C3 (Fringe Commercial).
- The site plan proposes construction of a 4,639 sf one-story addition to the north side of the building and an outdoor patio on the south side, to be constructed in one phase. The existing parking lot will be reconfigured while retaining the same 82 parking spaces. New pedestrian connections from the south and east are also proposed.
- The petitioner addressed issues about traffic raised by Planning Commission by submitting documentation of the crash history for the site. The analysis was requested by Project Management to determine if there is a left-turning crash issue at this intersection. A review of crashes within 1,000 feet of the Green Road and Plymouth Road intersection between the years of 2009-2013 found only one crash occurred at the proposed Plum Market driveway and Plymouth Road in that timeframe. The Traffic Engineer concluded there should be adequate queuing for vehicles entering this drive based on the information provided by the neighboring proposal's traffic impact analysis and the assumption that this intersection will function similarly.

The City Planning Commission, at its meeting of November 18, 2014, recommended approval of this request.

Attachments: 11/18/14 Planning Staff Report
11/18/14 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner
Reviewed By: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Area Administrator

Whereas, The Green Road Retail, LLC has requested site plan approval in order to develop a proposal to convert an existing educational building into a grocery store and construct a 4,639 sf one-story addition to the north side of the building;

Whereas, The Ann Arbor City Planning Commission, on November 18, 2014, recommended approval of the petition;

Whereas, The development would comply with the proposed 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 Plum Market Site Plan, subject to the granting of easements in a form acceptable to the City Attorney for existing public utilities as well as public sidewalk access along Plymouth Road prior to the issuance of building permits.