



Legislation Text

File #: 16-1167, **Version:** 2

Resolution to Approve Maple Shoppes Building 2 Planned Project Site Plan, 512 North Maple Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 7,750-square foot retail building in the Maple Shoppes shopping center.

Petition Summary:

- The Site Plan proposes to construct a 7,750-square foot retail building at the NE corner of Maple and Dexter in the Maple Shoppes center, zoned C3 (Fringe Commercial). It is the same size and in the same location as previously approved on the Maple Shoppes Planned Project Site Plan, which is now expired. The proposed building will share the existing 90-space parking lot with the 17,500-square foot grocery store as originally designed.
- Planned project modifications have been requested to allow a decrease in the minimum front setback requirement of 10 feet in the C3 district to 8.5 feet along Maple and 7.5 feet along Dexter. The modifications will allow the proposed building to be built in the previously approved location and will eliminate the need for additional infrastructure and enhance pedestrian orientation.
- Staff addressed a concern raised by Planning Commission to ensure the proposed façade and window design of the building will be constructed as proposed by including a condition in the proposed motion for approval.

The City Planning Commission, at its meeting of August 3, 2016 recommended approval of this request.

Attachments: August 3, 2016 Planning Staff Report
August 3, 2016 Planning Commission Minutes
Prepared By: Alexis DiLeo, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved by: Howard S. Lazarus, City Administrator

Whereas, The Chelsea Land Company Maple LLC has requested site plan approval in order to develop the Maple Shoppes Building 2 Planned Project Site Plan;

Whereas, The Ann Arbor City Planning Commission, on August 3, 2016, recommended approval of the planned project modifications to allow an 8.5-foot front setback on Maple and an 7.5-foot front setback on Dexter (both require 10 feet minimum);

Whereas, The Ann Arbor City Planning Commission, on August 3, 2016 recommended approval of the petition, subject to providing an arrangement of buildings that promotes transit access and

pedestrian orientation, reduces the need for infrastructure, and to construct the building consistent with the elevation drawings included with the site plan set;

Whereas, With the planned project modifications, the development would comply with the C3 (Fringe Commercial) zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations; 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 planned project modification to allow an 8.5-foot front setback on Maple and a 7.5-foot front setback on Dexter (less than the 10 feet minimum), which will allow an arrangement of buildings that promotes transit access and pedestrian orientation, reduces the need for infrastructure, and construction of the building consistent with the elevation drawings included with the site plan set; and

RESOLVED, That City Council approve the Maple Shoppes Building 2 Planned Project Site Plan dated July 21, 2016 upon the condition that 1) the constructed building is consistent with the elevation drawings included in the site plan set with the exception that one additional window is added on the west façade.

As Amended by Ann Arbor City Council on September 19, 2016