

CITY OF PLYMOUTH
PLANNING COMMISSION – REGULAR MEETING
WEDNESDAY, SEPTEMBER 14, 2016
7:00 P.M.
AGENDA

Mission: The Planning Commission considers the development and current and future land use within the City of Plymouth so as to preserve the health, safety and welfare of our residents and business owners. We are an unpaid volunteer body of City residents appointed by the City Commission. We act as an advisory body considering land use, zoning and planned developments making recommendations for the City Commission to vote upon to become policy.

Meeting called to order at _____ P.M.

1. PLEDGE OF ALLEGIANCE

ROLL CALL

Jennifer Frey	Jim Frisbie	Jennifer Kehoe
Charles Myslinski	Joseph Philips	Scott Silvers
Karen Sisolak	Jim Mulhern	

2. CITIZEN COMMENTS

3. APPROVAL OF MINUTES
Regular Meeting – August 24, 2016

4. APPROVAL OF AGENDA

5. PUBLIC HEARINGS
None

6. NEW BUSINESS:
None

7. OLD BUSINESS:

1. REVISED SITE PLAN REVIEW

SP16-04 O'Reilly Auto Parts
874 W. Ann Arbor Road
Zoned: ARC- Ann Arbor Road Corridor
Applicant: Remy Jonna

2. Potential Residential Ordinance Amendment Discussion:

1. Continuation of Lot Envelope Discussion

3. Location of Garages for Incentive Porches Discussion

8. COMMISSIONER COMMENTS:

9. REPORTS AND CORRESPONDENCE:
Master Plan Review Update

10. MOTION TO ADJOURN

2016 Planning Commission Goals

1. Deliver to the City Commission a revised & modernized Master Plan and collaborate with City Commission on the Capital Improvement plan process.
2. Recommend a sustainable reforestation plan.
3. Review Residential, Single Family Ordinances.
4. Review Lighting Ordinances for required updating.
5. Develop and participate in new and ongoing Planning Commissioner training.

City of Plymouth **2016 Goals**

The City Commission met on January 4th to conduct a formal goal setting session for 2016. These goals were formally adopted on January 18th. Below are the goals adopted by the City Commission for all City Boards, Commissions, and Administration members.

* Resolve last issues regarding dissolution of Plymouth Community Fire Department Agreement (primarily pension issues)

* Work collaboratively with Plymouth Arts & Recreation Complex (PARC) organization, the Plymouth Canton School Board, and the greater Plymouth Community to continue the repurposing of Central Middle School into a high quality arts & recreation complex.

* Develop a succession plan for the city's key employees, especially considering the long tenures of many of our senior staff.

* Develop funding plan for future capital improvements.

* Work collaboratively with the DDA, community leaders and other organizations to plan for Plymouth's 150th Birthday in 2017. This includes obtaining funding for new Kellogg Park Fountain and Kellogg Park upgrades.



CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
PLANNING COMMISSION - REGULAR MEETING MINUTES
Wednesday, August 24, 2016

This meeting was not recorded and no recording of this meeting is available.

The regular meeting was called to order at 7:02 P.M. by Chairperson Mulhern.

1. ROLL CALL

MEMBERS PRESENT: Jim Frisbie, Jennifer Kehoe, Charles Myslinski, Joseph Philips, Conrad Schewe, Scott Silvers, Karen Sisolak and Jim Mulhern

MEMBERS ABSENT: Jennifer Frey

OTHERS PRESENT: John Buzuvis, Community Development Director
Sally Elmiger, City of Plymouth Planner
Dan Dalton, City Commissioner & PC Liaison
Joe Valenti, City Commissioner

2. CITIZEN COMMENTS:

Lee Jasinski, 1380 Maple, would like to establish a tree Ordinance that would include language on creative incentives and/or disincentives, tree lawn requirements & urban canopies.

Ed Krol, 1108 Beech spoke about demolition permits.

Marie Everitt, 1240 Fairground, would like parking requirements included within single-family residential areas.

Joe Covino, 1347 W. Ann Arbor Trail, was concerned about the amount of homes being built within the City and the problems associated with them such as drainage.

Roger Anderson, 1107 W. Ann Arbor Trail, had concerns on the new homes being built within the City and the problems that arise.

3. APPROVAL OF MINUTES

A motion was made by Comm. Frisbie supported by Comm. Myslinski, to approve the meeting minutes from the July 13, 2016, as presented.

MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF AGENDA:

A motion was made by Comm. Frisbie supported by Comm. Schewe, to move Number 6, New Business before Number 5, Public Hearings, as amended.

MOTION CARRIED UNANIMOUSLY.

6. NEW BUSINESS:

SITE PLAN REVIEW FOR:

SP16-04 O'Reilly Auto Parts
874 W. Ann Arbor Road
Zoned: ARC- Ann Arbor Road Corridor
Applicant: Remy Jonna

Sally Elmiger, Planner, explained the applicant proposes to remove approximately 6,900 square feet of the existing 13,900 square-foot building, and replace it with one commercial unit equaling 6,864 square feet. The property has two existing vehicular access points from Ann Arbor Road, which will be retained. The Rite Aid Pharmacy to the east has an access easement also on the subject site that accommodates the pharmacy's drive-through lane. The proposed retail use is a permitted use in the Ann Arbor Road Corridor (ARC) District. However, there are nine outstanding items that need to be addressed before any decision can be made regarding this project. These items include the following:

1. Add latest revision dates to all plan sheets.
2. a. Describe proposed services offered by O'Reilly Auto Parts at this location.
b. Describe services provided to wholesale customers.
3. a. Reduce number of parking spaces to that required.
b. Add barrier along both sides of bio retention basin to prevent cars from entering the basin.
4. a. Consider eliminating the westerly driveway to meet ARC access management standards.
b. Provide information regarding types of delivery trucks using the site.
c. Provide direct pedestrian access from the sidewalk along Ann Arbor Road to the building entrance.
d. Add location of barrier-free sidewalk ramp.
5. a. Obtain MDOT permission to locate screening trees in the Ann Arbor Road right-of-way.
b. Experienced professional used to establish and maintain detention basin planting to ensure proper functioning.
c. Location of all irrigated planting areas shown on the plans.
6. a. Lower mounting height of proposed parking lot fixtures.
b. Minimize light levels along property boundaries.
c. Additional information regarding ability to shield proposed light fixtures.
7. Ensure consistency of dumpster screen materials with AARC standards.
8. Provide sign information.
9. Modify proposed building design and materials to meet the Ann Arbor Road District requirements.

Leo Gonzolez, CRS Commercial, made a presentation and explained the applicant, O'Reilly parts, ships auto parts to local businesses. Mr. Gonzolez explained the parking has been reduced by one and parking blocks will be placed to barrier the bioswale. Mr. Gonzolez was unable to close the driveway due to the easement agreement with Rite Aid and will be adding the Ann Arbor Road Corridor (AARC) elements and exposing an existing barrel roof design on the building.

The Planning Commissioners had discussion regarding the following subjects:

There was discussion on recycling of batteries and fluids at this location. Additional discussion was had related to the following items specifically: roof being consistent with the AARC, additional parking, front and side elevation(s), bio- swales, MI OSHA safety standards, recording easement agreements, minimizing the pavement area, landscaping, and the proposed maintenance of the bioswale. It was suggested to add veneer bricking onto the front and west side(s) of the building.

Sally Elmiger spoke about the AARC access standards and truck flow through the west driveway entrance.

Public Comments:

Ed Krol, 1108 Beech, spoke in support of the proposed O'Reilly Auto Parts project.

Joe Valenti, 1350 Woodland Place, asked if there was any environmental contamination on this parcel and if the proposed O'Reilly Auto will be a franchise or a corporate store.

A motion was made by Comm. Frisbie, supported by Comm. Myslinski to approve SP16-04, 874 W. Ann Arbor Road, Preliminary Site Plan, without elevations.

YES FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SCHEWE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

The applicant to provide elevations of the east, west and north cinder block, front façade and type of proposed windows.

5. PUBLIC HEARINGS:

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS OF:

1. 78-208, Residential Fences, 78-21, Definitions
 2. 78-260, Accessory Buildings and Uses
 3. 78-218 and 219, Grading/Drainage, 78-21, Definitions
 4. 78-220-78-239, Signs
-

1. 78-208, Residential Fences, 78-21, Definitions

Sally Elmiger, Planner, explained the revised ordinance language describing residential fences per the Planning Commission's comments at the previous meeting. The definition of "Solid Fence" was amended to include a numerical standard by which to assess a fence style to determine if it is solid or not.

There being no public comments: **A motion was made by Comm. Frisbie, supported by Comm. Philips to forward Ordinance Amendment, 78-208, Residential Fences, 78-21, Definitions to the City Commission for their approval.**

YES FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SCHEWE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

2. 78-260, Accessory Buildings and Uses

Sally Elmiger, Planner, explained the added language to calculate the maximum length of accessory buildings adjacent to a rear property line using a percentage of the width of the lot. The intent of the new language is to eliminate the possibility of using building(s) or structures(s) to act as a very tall "fence" along a rear property line.

Comm. Myslinski would like the new Ordinance language to be consistent, also removing any double negatives.

Public Comments:

Marie Everett, 1240 Fairground, asked questions on the regulation portions of the new language.

Ed Krol, 1108 Beech, asked questions about garage locations.

A motion was made by Comm. Frisbie, supported by Comm. Schewe to forward Ordinance Amendment, 78-260, Accessory Buildings and Uses to the City Commission for their approval.

YES FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SCHEWE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

3. 78-218 and 219, Grading/Drainage, 78-21, Definitions

Sally Elmiger, Planner, explained the added language to calculate the maximum length of accessory buildings adjacent to a rear property line using a percentage of the width of the lot. The intent of the new language is to eliminate the possibility of using building(s) or structures(s) to act as a very tall "fence" along a rear property line.

Public Comments:

Ed Krol, 1108 Beech, asked when the new Ordinance will go into effect.

Marie Everett, 1240 Fairground, asked the board how to prevent flooding with new home construction. Comm. Schewe suggested looking at the direction of the downspout discharge.

A motion was made by Comm. Frisbie, supported by Comm. Silvers to forward Ordinance Amendment, 78-218 and 219, Grading/Drainage, 78-21, Definitions, to the City Commission for their approval.

YES FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SCHEWE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

4. 78-220-78-239, Signs

John Buzuvis, Community Dev Director, explained the City Commission indicated that they would like to revise the City's Sign Ordinance to insure that we are in compliance with the United States Supreme Court Decision in the Reed vs. Gilbert case. The ruling results stated that content based restrictions (political, kids sports teams, events etc.) on signage in local zoning ordinances is not allowed. Comm. Dalton, City Commissioner & PC Liaison is in attendance to answer any questions that you may have.

Comm. Dalton spoke about the Reed vs. Gilbert case and explained our existing ordinance language conflicts with the Supreme Court's decision that cannot have content based Ordinance language that has been strictly scrutinized.

Comm. Myslinski asked questions regarding temporary signs, content versus type, real estate signage & PARC signage.

Public Comments:

Ed Krol, 1108 Beech, asked about builder's signage and that ordinances should be written that have no loop holes.

7. OLD BUSINESS:

1. Potential Residential Ordinance Amendment Discussion:

1. Roof Pitch

2. Percentage of Lot Coverage-

- Commissioner Silvers provided the board with parcel and structure information he compiled based on data available at accessmygov.com. Commissioner Silvers provided lot coverage calculations for several homes that appear to be very large and exceed the City's current lot coverage allowance of 35%. In all cases he presented the lot coverage is actuality below the maximum lot coverage allowance. Commissioner Silvers suggested that perhaps the issue is the massing of the homes and not the lot coverage of the homes

- Commissioner Phillips provided the group with lot coverage analysis for lots that are 50' wide, 55' wide and 60' wide with varying depths. Commissioner Philips provided examples of possible square footage of homes that would be allowed on the lots respectively based on the current allowance of 35% lot coverage. Commissioner Philips provided additional examples of how those square footages change as lot coverage allowances were decreased to 30% and 25%. Discussion was had that given the reduction of lot coverage allowance very nice and marketable homes are able to be designed that meet the needs of today's buyers.
- Commissioner Myslinski provided maps of the various lot coverages and sizes throughout the city. Commissioner Myslinski suggested that the Planning Commission may want to discuss making home size a sliding percentage of lot size and additionally using the entire square footage of structures on the property as a ratio of the square footage of the lot size.

3. Home Height: Overall & Bonus Calculation- To be Discussed at a Later Date

2. Trees Discussion:

1. Street Canopy- To be discussed at a Later Date
2. Takedown & Replacement within lot- To be discussed at a Later Date

3. Residential Design Guidelines Discussion- To Be Discussed at a Later Date

4. Location of Garages for Incentive Porches Discussion. –To Be Discussed at a Later Date

8. COMMISSIONER COMMENTS:

Chair Mulhern and the Planning Commissions spoke about Comm. Schewe leaving the Planning Commission board and wished Conrad Schewe well in his future endeavors.

Commissioner Myslinski- Thanked commissioner Schewe for his input and professionalism on the board and indicated that while he didn't always agree with Commissioner Schewe he certainly learned a great deal from him.

9. REPORTS AND CORRESPONDENCE:

Master Plan Review Update- To be discussed at a Later Date

10. MOTION TO ADJOURN

A motion was made by Comm. Frisbie and supported by Comm. Myslinski to adjourn.

Meeting adjourned at 10:35 PM.

Respectfully Submitted,

Marleta S. Barr, Community Development Department, Office Manager



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: November 30, 2015
Rev.: August 16, 2016
Rev.: September 7, 2016

RECEIVED

SEP 08 2016

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

**Site Plan Review
For
Plymouth, Michigan**

Applicant: Jonna Properties
2360 Orchard Lake Road
Suite 110
Sylvan Lake, MI 48320

Project Name: O'Reilly Auto Parts

Plan Date: November 1, 2015

Latest Revision: No date provided

Location: 874 Ann Arbor Road

Zoning: ARC – Ann Arbor Road Corridor District

Action Requested: Site Plan Approval

Required Information: Any deficiencies are noted in the report.

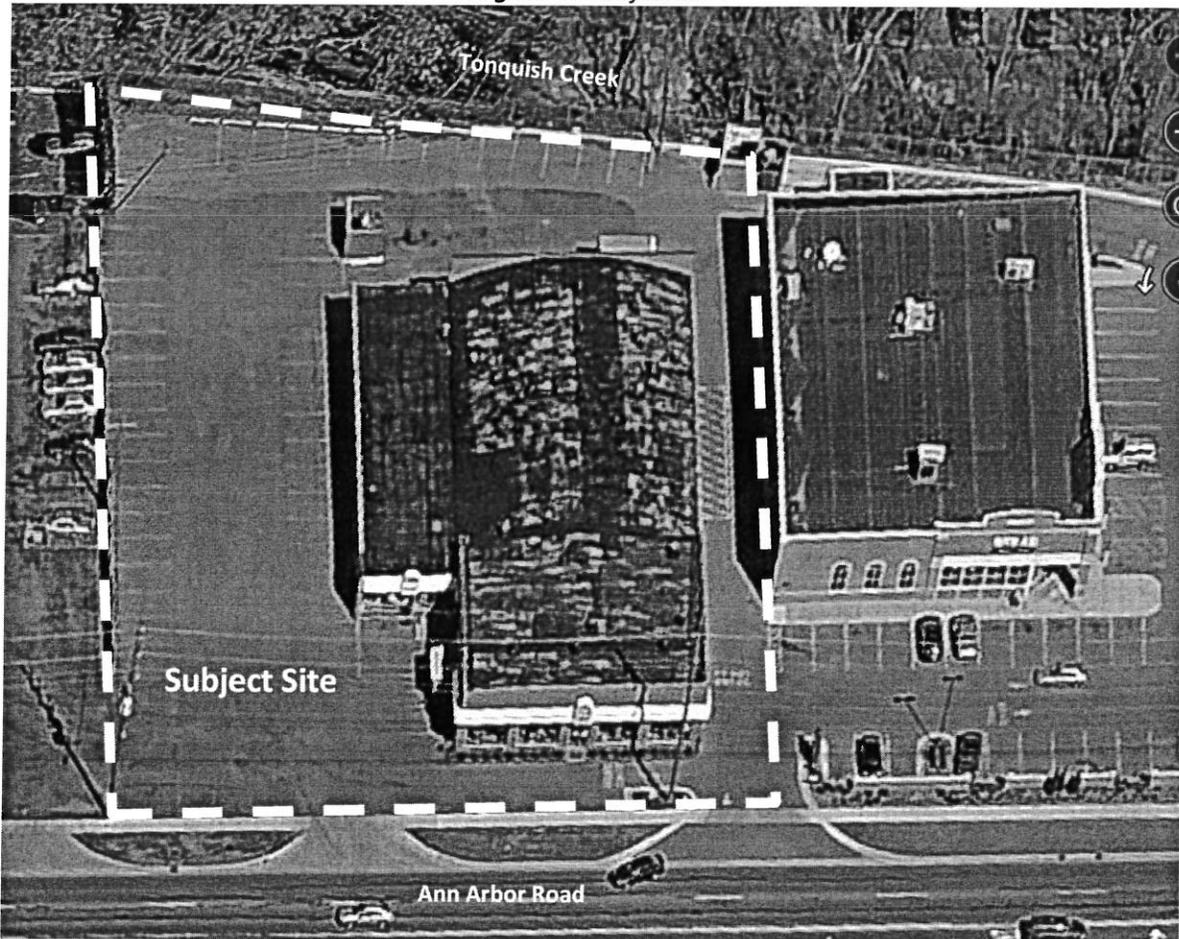
PROJECT AND SITE DESCRIPTION

The applicant is proposing to remove approximately 6,900 square feet of the existing 13,900 square-foot building, and replace it with one commercial unit equaling 6,864 square feet. The property has two existing vehicular access points from Ann Arbor Road, which will be retained.

In addition, the Rite Aid Pharmacy to the east has an access easement on the subject site that accommodates the pharmacy's drive-through lane.

An aerial of the subject site is shown in **Figure 1** on the next page.

Figure 1. Subject Site



ANN ARBOR ROAD CORRIDOR DISTRICT

The Ann Arbor Road Corridor District allows retail uses as a permitted use. The specific use identified for this property is an O'Reilly Auto Parts store. In addition, the applicant stated that they will also be selling auto parts to local auto service stores. Any uses conducted at this site must conform to the permitted uses in the ARC District.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The site plan must meet the minimum standards for the ARC District, as stated in Section 78-162 and summarized in **Table 1** below:

Table 1. ARC Schedule of Regulations Summary

	Required	Provided
Lot Area	NA	1.19 ac. (51,836 s.f.)
Lot Width	NA	180 ft.
Lot Coverage	NA	13%
Setbacks		
Front	10 ft.*	80 ft.
Side		
Minimum	10 ft.	20 – 93 ft.
Total of Two	20 ft.	113 ft.
Rear	20 ft.	77 ft.
Building Height	30 ft. / 2 stories	20 ft./ 1 story

* When parking is furnished between the building and the street, a front yard of not less than 75 feet shall be provided.

All standards outlined in the ARC district are met.

Items to be Addressed: None.

PARKING, LOADING

Section 78-163 lists parking requirements for the ARC District. In this district, retail uses require one (1) parking space for each two hundred (200) square feet of usable floor area. Useable floor area is defined as 80% of the gross floor area provided. Parking space requirements are summarized in **Table 2** below.

Table 2. ARC Parking Requirements

B-2 District	REQUIRED	PROVIDED
Retail	1 space/ 200 sq. ft. Useable floor area 6,864 sq. ft. x 80% = 5,494 sq. ft. 5,494 sq. ft. / 200 = 27 spaces	27 spaces
Barrier-Free	2 spaces	2 spaces (included in 27 spaces)

The proposed number of parking spaces meets that required. The size of the proposed spaces also meet ordinance requirements, as do the maneuvering lanes.

One loading/unloading space, a minimum of 10 x 50 feet is required. One space is proposed, located directly behind the building.

The proposed parking lot design places a bio retention basin along the western and northern property lines of the subject site. Stormwater will enter the basin via sheet flow across the parking lot. To prevent cars from driving into the basin, bumper blocks have been placed along edge of the basin that abuts the parking lot pavement. A new fence is proposed on the western boundary of the basin. Note that the landscape plan shows vegetation at the southern end of the basin that is located on the west property line. Therefore, no bumper block barrier is necessary in this location.

The site plan shows two barrier-free parking spaces. These spaces meet minimum size requirements.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Section 78-164 outlines access management and driveway standards for the ARC District. The ordinance calls for one driveway to each separately-owned parcel. Where possible, this driveway shall be via a shared curb cut. The previous development on this parcel has two existing curb cuts. One curb cut is shared with the adjoining Rite Aid. At the previous Planning Commission meeting, the possibility of closing the westerly curb cut was discussed, and it was concluded that it should remain.

Regarding circulation of delivery trucks, we requested that the applicant provide information regarding the types of trucks that will be using the site. They stated that delivery trucks using the site will be the 45-foot long box-type trucks, and will be using the loading/unloading area at the rear of the site. It appears that this type of truck can make the turns if entering the site from the east and exiting the site from the west.

Regarding pedestrian circulation, the site plan shows a concrete walk in front of the parcel (within the right-of-way) along Ann Arbor Road. It also shows sidewalks along the south (8-foot wide), and west (7-foot wide) facades of the building. These walks meet the minimums required by the ARC District. As requested, a pedestrian walk connecting the sidewalk along Ann Arbor Road and the front sidewalk of the building has been added to the plans.

A ramp for the barrier-free parking spaces to the sidewalk in front of the building has also been added in the 8-foot wide aisle next to the barrier-free parking spaces. This way, a person in a wheelchair doesn't need to traverse the maneuvering lane to get onto the sidewalk.

Items to be Addressed: None.

LANDSCAPING AND SCREENING

The applicant has provided a landscape plan and landscaping details. Sections 78-165, 78-166, and 78-167 provide standards for landscaping in the ARC District.

Ann Arbor Road Screening: The ordinance allows for several options to screen the parking lot from Ann Arbor Road. The plans show a 10-foot wide landscape strip planted with trees, shrubs and perennials, and includes the brick pier and fence detail used along the corridor.

One (1) deciduous shade tree for every 40-feet of street frontage, and ten (10) shrubs for every 30-feet of street frontage is required in this strip. The parcel is 180-feet wide, requiring 5 trees and 60 shrubs. Only one multi-stemmed deciduous shade tree is provided in the landscape strip in front of the parking lot on the subject site. However four other deciduous shade trees are proposed in the right-of-way. We would consider this approach to meet ordinance requirements; however, the applicant will need to obtain a permit from MDOT to install the trees in the right-of-way. The applicant has stated that they will work with MDOT to get the necessary approvals to place the trees within the right-of-way. The proposed number of shrubs meets this requirement.

Interior Parking Lot Landscaping: Section 78-168 states that off-street parking areas shall include one canopy/deciduous shade tree and 100 square feet of landscaping for every ten spaces (rounded upward). The lot proposes 27 spaces; therefore, three (3) shade trees and 300 square feet of landscaping is required.

Three (3) shade trees are proposed in landscaped islands in the front of the property. The intent of this requirement states that internal landscaping is required to define vehicular circulation, improve site aesthetics, and provide shade. We consider the proposed parking lot islands to meet this intent.

Bio Retention Landscaping: The plans show a large bio retention area on the west and north boundaries of the parking lot. The landscape plan calls for seeding this area with a wetland seed mix.

The landscape plan also provides some guidance as to how to get the native seed mix established and maintained. As discussed at the previous Planning Commission meeting,

these types of plantings, if not properly maintained, become infested with weeds and do not function as intended. The property owner (Jonna Properties) intends to employ experts to design and maintain the bio retention area so that the desirable plants become established, and that weeds are managed so that the basin will function properly.

The plans state that all landscaped areas, including parking lot islands, shall be irrigated by an automatic underground irrigation system. We assume this includes the trees and turf grass within the MDOT right-of-way. This should be confirmed.

Items to be Addressed: 1. Obtain MDOT permission to locate screening trees in the Ann Arbor Road right-of-way. 2. Confirm irrigation is proposed in landscaped area in MDOT right-of-way.

LIGHTING

The site plan set includes a sheet showing photometrics of proposed light fixtures in the parking lot and on the south, north, and east side of the building. Details of the proposed light fixtures are shown on the next page.

The mounting height of the fixtures is shown at 22 feet in the parking lot, and 10 feet along the building facade. The ordinance states that the maximum height of light fixtures is either 25 feet or the height of the building. The proposed height of the building is 20 feet; therefore, the height of the fixtures needs to be lowered. The applicant stated that they would include revised mounting heights in their final plan. However, this change has not been made, and needs to be.

Illumination levels exceed the minimum 0.1 foot candles at the north property line adjacent to residential properties. However, the stream corridor along this boundary will most likely screen most light from this proposed use. In addition, the lighting levels along the east and west property lines exceed the one (1) foot candle requirement adjacent to non-residential parcels. While a note on the site plan states that illumination levels won't exceed one (1) foot candle on the property lines, the photometric plans need to show this.

Additional information regarding whether the proposed light fixtures can be shielded needs to be provided.

In addition, the applicant stated at the previous Planning Commission meeting that they were going to install decorative wrought-iron light fixtures on the building. Information about these fixtures has not been provided, and should be.

Items to be Addressed: 1. Lower mounting height of proposed parking lot fixtures to 20 feet on the site plan. 2. Minimize light levels shown on the photometric plan along property boundaries to one (1) foot candle or less. 3. Additional information regarding ability to shield proposed light

fixtures. 4. Information provided about decorative wrought-iron light fixtures proposed by applicant.

DUMPSTER/REFUSE

A dumpster screen wall is shown on the Site/Redevelopment Plan sheet. It is proposed as a poured concrete wall with a brick embossed pattern. The gates are proposed to be made out of wolmanized wood. The dumpster screen materials should be consistent with the proposed building, and meet the standards of the Ann Arbor Road Corridor District, as described below under "Floor Plans and Elevations."

Items to be Addressed: *Ensure consistency of dumpster screen materials with AARC standards.*

SIGNS

Information regarding signs has not been provided. Section 78-248 requires that information to confirm that sign requirements have been met needs to be provided during the site plan review process.

Items to be Addressed: *Provide sign information.*

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided. The façade of the proposed building will be constructed of split face concrete masonry (CMU) blocks and red EFIS (synthetic plaster). While the existing building is CMU, these materials do not meet the façade standards outlined in the ARC District in our opinion, which calls for any façade facing Ann Arbor Road to be constructed of brick, stone, black wrought iron accents, peaked roof elements and architectural detail to enhance door and window openings.

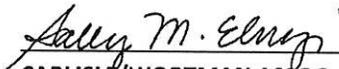
We consider preservation of the existing barrel roof a positive aspect of the building architecture. However, the proposed architectural design for the front façade is a "corporate design," and doesn't reflect the Ann Arbor Road Corridor standards. This facade needs to be modified so that it complements the Ann Arbor Road streetscape. We would consider the Rite Aid next door or DNCU across the street to be good illustrations of what is intended by the ordinance.

Items to be Addressed: *Modify proposed front facade design and materials to meet the Ann Arbor Road District requirements.*

RECOMMENDATIONS

With the information provided, the proposed retail use is a permitted use in the Ann Arbor Road Corridor (ARC) District. The most significant comment in our review is the inconsistency of the "corporate design" of the front façade with the Ann Arbor Road Corridor standards. We would recommend that any approval granted by the Planning Commission be conditioned on changes to the façade design and materials that better reflect the Ann Arbor Corridor building design standards.

- A. 1. Obtain MDOT permission to locate screening trees in the Ann Arbor Road right-of-way.
2. Confirm irrigation is proposed in landscaped area in MDOT right-of-way.
- B. 1. Lower mounting height of proposed parking lot fixtures to 20 feet on the site plan. 2. Minimize light levels shown on the photometric plan along property boundaries to one (1) foot candle or less. 3. Additional information regarding ability to shield proposed light fixtures. 4. Information provided about decorative wrought-iron light fixtures proposed by applicant.
- C. Ensure consistency of dumpster screen materials with AARC standards.
- D. Provide sign information.
- E. Modify proposed front facade design and materials to meet the Ann Arbor Road District requirements.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

152-1423

cc: John Buzuvis
Marleta Barr
Paul Boomer (paul@creativelandllc.com)