



## City of Ann Arbor

### PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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**TO:** Ron Mucha, Petitioner  
Tom Covert, Petitioner's Agent

**FROM:** Alexis DiLeo, City Planner

**DATE:** August 24, 2017

**SUBJECT:** **1140 Broadway** Rezoning with Conditions, Site Plan with Planned Project and Landscape Modification Requests (File nos. Z17-003, SP17-009)

Below is a summary of the outstanding issues that must be addressed in order for these petitions to be scheduled for City Council action:

1. Traffic Issues – Review of the traffic impact study must be completed and the proposed mitigation measures based on the findings of that study must be supported by the traffic engineers.
2. Parks Issues – Staff are waiting for your response to their request for a contribution to the city park system. The contribution amount will be included in all correspondence and transmittals to City Council as well as incorporated into the Development Agreement.

Also, staff has requested a better terminus to the proposed pathway along Traver Creek so that it does not abruptly end into a parking stall.

3. Solid Waste – Staff has requested minor revisions to the site plan to remove the 2-yard open top container.
4. Floodplain Management – A determination must be made regarding whether Building A has a basement. This determination will influence whether or not further revisions are required to the proposed site plan.

Also, the floodplain boundaries must be correctly shown throughout the plans as well as notes and calculations must be provided demonstrating that the required flood openings will be provided at the ground level floor of building B. Additional catch basins are required with the reconstruction of Broadway Street extension.

5. Landscape Plan – Staff has requested a minor revision to change the proposed tree species for the lawn extension of Neilsen Court to one with a mature height of less than 40 feet.

6. Engineering – Staff have requested minor revisions and corrections to the boundary survey sketch, site layout plan, and photometric plan, as well as more detailed information regarding the proposed improvements to the Broadway Street extension.