



REQUEST FOR LEGISLATION
October 26, 2005

From: Planning and Development Department

Subject: 753 South Grove Planned Unit Development – Rite Aid Pharmacy

SUMMARY & BACKGROUND:

Rite Aid proposes to construct a 15,000 s.f. drug store with drive-through pharmacy at 753 South Grove. This 1.52 acre underutilized property is currently occupied by a Cottage Inn Pizza. A Planned Unit Development approach has been pursued due to the requested deviations in required parking and high quality architecture proposed. A 56 space parking lot is proposed, greenbelt, foundation, and parking lot landscaping, and pedestrian connections along and within the lot. Please refer to the attached PUD Plan and staff report for additional information. The Planning Commission recommended approval of the proposed Planned Unit Development for the following reasons:

1. The proposed use is consistent with the PUD concept of provided zoning flexibility in return for material community benefit.
2. The proposed architecture is exemplary with ample greenbelts and pedestrian connections.
3. The proposed use will be consistent with all surrounding commercial uses, some of which already have drive-through facilities.
4. The proposed use will not have an adverse impact on traffic or other public services and infrastructure.
5. The current Master Plan designation for the subject parcels and surrounding parcels of Neighborhood Business is not appropriate given the character of commercial uses, adjacent Gault Village shopping center, existing bank drive-through to the south, and location on a primary road.

A project with these merits would unlikely be achieved without a Planned Unit Development approach and flexible zoning standards, due to required off-street parking. Reducing off-street parking to what the applicant needs allows landscaping, setbacks, and a building size that allows for the project to be feasible.

A development agreement will be approved by City Council, which will ensure conformance to the approved site plan and other obligations of the developer and City.

Please contact Nathan Voght with any questions you may have regarding this project at the Planning and Development Department, 483-9646 or email to nvoght@cityofypsilanti.com.

RECOMMENDED ACTION: Approval

ATTACHMENTS: 9-15-05 Staff Report, 9-21-05 Planning Commission Minutes, Proposed PUD Plan.

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: 11-1-05

CITY MANAGER COMMENTS: