



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: May 22, 2019
July 1, 2019

**Final Site Plan Review
For
Pittsfield Township, Michigan**

Applicant: Rainbow Rascals MI – Pittsfield Township LLC

Project Name: 814 Development (CSPA 18-19)

Plan Date: July 1, 2019

Revised Date: April 10, 2019

Location: 7250 Moon Road (southwest corner Michigan Avenue/Moon Road)

Zoning: PUD, Planned Unit Development

Action Requested: Final Site Plan approval

PROJECT AND SITE DESCRIPTION

The applicant has received preliminary site plan approval for a major modification to an approved PUD by the Township Board, and is now seeking final site plan approval to develop the site located at 7250 Moon Road (southwest corner of Michigan Avenue and Moon Road). The applicant proposes to develop the 4.58 acre site with the following commercial uses: a 10,782 SF Rainbow Rascals Child Care building; a 10,300 SF Goodwill store with a drive-through drop-off; a 13,000 SF multi-unit retail building, and a 5,200 SF restaurant. Other than the day care and Goodwill, potential tenants have not been indicated.

Location of Subject Site:

Aerial Image of Subject Site and Vicinity



Source: MapWashtenaw

PLANNING COMMISSION ACTION

The Preliminary Site Plan was approved by the Planning Commission on October 4, 2018 with the following conditions of approval. We have noted whether each item has been addressed in the final site plan submittal:

- 1. Update project narrative relative to proposed retail building and restaurant.**

CWA COMMENT: The project narrative has been updated as requested.

- 2. Move the retail building southwest and consolidate parking lot to improve circulation.**

CWA COMMENT: The initial two (2) retail structures have been relocated to the southwest combining into one (1) structure. This modification allowed for the consolidation of the parking lot to improve circulation as requested.

A condition of approval should note that for any elevation of Retail Building A or B that fronts Michigan Avenue or Moon Road shall maintain 50% clear glass transparency. Such transparency shall be measured as set forth in Section 5.03.G.

3. Work with the County Road Commission to provide a pedestrian crossing across Moon Road at Country Creek Drive.

CWA COMMENT: The applicant continues to work with the Road Commission on a solution to the pedestrian crossing.

4. Provide an elevation of the proposed fence, and screen wall, and work with the adjacent property owner.

CWA COMMENT: The preliminary site plan was approved with a landscape deviation to provide a fence in lieu of required landscaping along the southern property line. The landscape deviation was granted due to existing underground utilities and utility easements that would prevent planting landscaping. The deviation was granted provided that the applicant work with the adjacent property owner (Washtenaw Christian Academy) upon their desired screening.

For the past number of months the applicant has worked with Washtenaw Christian Academy. The applicant is proposing a 6-foot tall vinyl fence to run along the southern property line. The applicant has offered commercial grade fencing and a willingness to plant landscaping on the Washtenaw Christian Academy to mitigate the landscaping they can't plant on their own property. However, from my understanding Washtenaw Christian Academy hasn't agreed to any planting on their property.

Cut sheets of the proposed fence are included in the packet.

5. Correct discrepancy in Bio retention Area B's planting schedule/plan.

CWA COMMENT: Bio retention Area B's planting schedule/plan has been corrected.

6. Provide additional information regarding trash collection frequency.

CWA COMMENT: Information was provided in project narrative.

7. Add a man door to trash enclosure.

CWA COMMENT: A man door is proposed in the southwest corner of the trash enclosure. We note the landscape plan has not been modified to accommodate the proposed man door (Sheet LS-1).

8. Work with Pittsfield Township on project phasing so the project is ready to build.

CWA COMMENT: Project phasing is shown on Sheet SP-3. The Goodwill and Rainbow Rascals daycare will be constructed in the first phase, and the remaining portion of the development in the second phase.

9. Mark reserve parking area for the daycare.

CWA COMMENT: Day care parking only spaces will be marked once construction is complete.

OUTSIDE AGENCY APPROVALS

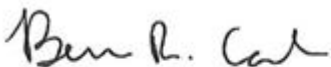
The applicant has received all required outside agency approvals.

Items to be Addressed: None.

RECOMMENDATIONS

We recommend final site plan approval with the following conditions:

1. For Retail Building A and B, any elevation that is adjacent to Michigan Avenue or Moon Road shall maintain 50% clear glass transparency. Such transparency shall be measured as set forth in Section 5.03.G.
2. The applicant will continue to work with the Washtenaw County Road Commission on a solution to the pedestrian crossing across Moon Road at Country Creek Drive.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Associate