

Pat Somerville, Mayor

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March 21, 2006

Suzanne Lindsey
Project Engineer III
Atwell-Hicks
500 Avis Drive
Suite 100
Ann Arbor MI, 48108

Re: Requested adjustments to Wal-Mart plans.

Dear Suzanne:

As we discussed I am requesting the following changes and considerations to the plans for the proposed Wal-Mart. It is the preference of the Technical review Committee that these minor changes are made in order that the proposed Motion to Approve not be overly burdened with "conditions". Staff will be preparing a Motion for the City Council's consideration. This Motion will contain standard conditions such as the posting of appropriate bonds.

1. Fire Department required a minor adjustment to island near south side. Please see copy of plan for requested change. No change to parking counts.

2. On Sheet 6 please add below the Parking Data but above the Building Information.

Parking requirements per the Consent Judgment: Sec. 4 (a).
5 spaces per 1000 square feet for first 49,999 square feet.
4 spaces per 1000 square feet for area greater than 49,999 square feet.
49,999/1000 x 5 = 250 spaces
(203,819 - 49,999 =) 153,820/1000 x 4 = 616 spaces
Total spaces per Consent Judgment: 866
960 spaces proposed

3. CJ Sec. F Lighting allows for light poles to be 24 feet as measured from top of base. Sheet 16 provides a detail of light poles measuring 30 feet from grade level. This correction has been previously requested. Make the correction and revise the photometric accordingly.

The McGraw Edison details on Sheet 17 identify photometrics for 5 different tables. Each table shows pole heights to range from 30 to 40 feet. Provide tables for pole heights of 24 feet maximum.

If the applicant wishes to request an increase in the height of poles from the City Council they certainly can but I cannot call the plans to be "substantially technically compliant" unless 24 feet maximum (base to top of pole) is shown on the plans. The typical height of bases is considered to range in 2.5 to 3 feet in height.

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4. The CJ calls for "an integrated street and pedestrian walkway system" (top of page 4 1st paragraph). In addition Sec. 5 Site Design Standards C. Pedestrian Circulation requires sidewalks along streets having commercial components. More importantly, section states "individual sites shall be designed to accommodate internal pedestrian movements that minimize conflicts with automobiles and to keep automobile speeds at an appropriate level".

Not sure how this requirement can be addressed. The front of the store has large areas delineated near the Accessible spaces. There is a cross walk shown at the south side but nothing at the north in front of the Drive thru and the parking area north of that.

To meet the "sidewalks along streets" you might add a note that shows sidewalk details along the Ring Road to be the responsibility of others (the CJ contains commitments between City and Grand Sakwa regarding the Ring Road).

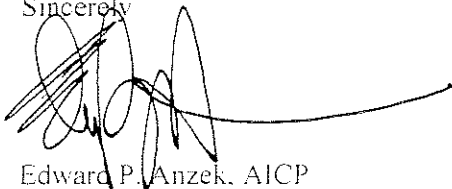
5. CJ... Sec. 3 Dimensional Standards, A. Height of Buildings. Commercial uses... maximum height of 40 feet plus up to... No dimensioned elevations have ever been provided. Colored computer generated renderings have been submitted that match those agreed as part of the Consent Judgment settlement. I do not believe the height exceeds what the CJ permits however; I do not have a dimensioned elevation demonstrating same. **The easiest answer would be to place a note on the drawings that indicate no commercial building will exceed 40 feet in height.**

6. Inasmuch that no details for the fueling station were provided with this submittal please be advised that the technical compliance report submitted to the City Council will include a statement to the effect that the fueling station is not considered part of this approval. The approving motion will include such a condition or **simply add a note to the plans that the fueling station is not part of this approval.**

7. It is advised that the applicant submit a materials board at time of presentation. The materials board would include samples of colors, and masonry materials. I'm sure Wal-Mart has these readily available.

I do not believe these changes and requests are too burdensome. Please call me if you wish to discuss them. Attached is a scan of the "island changes" as requested by the Fire Department. We are planning on this matter being scheduled for April 5, 2006 before the City Council. I will advise how we need the submittal for transmitting to Council

Sincerely



Edward P. Anzek, AICP
Director, Planning and Development

Attachment

Cc: John Staran, City Attorney