

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 5, 2012

**SUBJECT: Speedway Site Plan for City Council Approval
(1300 North Maple Road)
File No. SP11-037**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Speedway Site Plan, subject to approval of the plan by the Washtenaw County Water Resources Commissioner.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Speedway (1300 North Maple Road) Rezoning from PL (Public Land District) to C3 (Fringe Commercial District).

STAFF RECOMMENDATION

Staff recommends that this petition be **postponed** to allow the petitioner to address landscape and traffic engineer review comments.

LOCATION

The site is located on the northeast corner of Miller and Maple Roads (West Area, Allens Creek Watershed).

DESCRIPTION OF PETITION

The petitioner seeks to demolish the existing 1,500 square foot vacant service station building and construct a new 3,968 square foot, single-story gas station and convenience store with five gasoline dispensing pumps capable of servicing 10 cars. The gasoline pumps will be covered by a 28 foot by 121 foot building canopy. There will be 14 vehicle parking spaces provided adjacent to the convenience store. A total of 12 Class C bicycle spaces (6 bicycle hoops) will be located along the south side of the building and adjacent to the sidewalk leading to Miller. There are currently 4 curb cuts leading to the site, two curb cuts will be removed as a result of this project.

Based on the total of impervious surface on the site, the petitioner is required to provide first flush, bankfull and 100 year storm detention capacity. The storm water treatment system will be located under the parking lot along the Maple Road frontage, in between the gas pumps and the front property line. There currently is no storm water management system for the site.

The underground storage tanks were removed and a detailed environmental analysis of the site is currently underway. The petitioner will be required to remediate any environmental contamination consistent with the standards of the Michigan Department of Environmental Quality.

There are five landmark trees located on the site; all will be preserved. The petitioner is required to bring the site up to current landscaping standards. This will result in right-of-way buffer vegetation and additional landscape islands and landscaping, including 12 new trees and numerous shrubs being added to the site.

There is an existing five-foot wide pedestrian path that runs along the eastern and northern sides of the site. The path is located within a 30 foot wide dedicated public easement, which is zoned PL (Public Land). The remainder of the site is zoned C3 (Fringe Commercial). The site was included in the Garden Homes Urban Renewal District plan in the 1971. Consistent with that plan and as a concession to the neighbors in the adjacent Garden Homes neighborhood, the easement was dedicated as 'greenway' path for public use. This dedication was a condition of a previous site plan proposal for a gas station on this site in 1972. That site plan was approved, the path was installed and the easement area was rezoned to PL at that time, but remained as part of the privately owned Speedway parcel. The 1972 site plan was never constructed; however the easement and zoning remain in place.

In order to maintain consistent zoning and 'clean up' the map, staff will initiate a rezoning of this easement area from PL to C3, which is consistent with the remainder of the site. The easement for public access will remain. Speedway will re-surface the path and clear dead or dying vegetation. There is a dense vegetated buffer along the eastern property boundary which will remain, although it does contain mostly invasive vegetation such as Common Buckthorn.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial	C3 (Fringe Commercial District)
EAST	Preschool	R1C (Single-Family District)
SOUTH	Office	O (Office District)
WEST	Vacant	O (Office District)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED	
Zoning	C3 (Fringe Commercial District) and PL (Public Land)	C3	C3	
Gross Lot Area	56,536 sq ft	56,536 sq ft	6,000 sq ft MIN	
Floor Area in % of Lot Area	3% (1,500 sf)	7% (3,968 sf)	200% MAX	
Setbacks	Front (Miller)	35.6 ft	25 ft	10 ft MIN 25ft MAX
	Front (Maple)	46.3 ft	145 ft	10 ft MIN 25ft MAX
	Side(s)	111.4 ft	141 ft	0 ft MIN
	Rear	149.9 ft	40 ft	30 ft MIN (adjacent to res.)
Height	14 ft/1 story	18 ft/1 story	55 ft/4 stories MAX	
Parking - Automobiles	No defined spaces	14 spaces	14 spaces MIN	
Parking – Bicycles	None	12 spaces – Class C	6 spaces MIN total - Class C	

HISTORY

The existing building was constructed in the mid-1950's and no site plan exists on file. In 1971, the site was included in the Garden Homes Urban Renewal District and study. In 1972, Marathon Oil submitted a proposal for a new 1,800 square foot gas and service station on the subject parcel. As part of that proposal and after working with the Garden Homes District neighborhood, the petitioner agreed to dedicate a 30 foot easement for a public pathway and vegetated buffer. Although the land was not intended to be owned by the City of Ann Arbor, the PL zoning was consistent with the established practices at the time.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as part of the West Area and recommends continued commercial uses. The plan contains design recommendations for commercial development, including the use of masonry, extensive landscaping, reduced setbacks along the street and public access linkage.

The Non-motorized Transportation Plan recommends eliminating unnecessary curb cuts and ensuring adequate non-motorized access to the site including maintaining the public path through the site. Miller Road is planned for re-construction summer of 2013, bicycle lanes will be installed at that time and the crosswalk will be upgraded.

STAFF COMMENTS

Systems Planning (Engineering) - One footing drain disconnection or equivalent will be required.

Systems Planning (Landscaping) - The proposed plan does not meet the standards for interior parking or conflicting landuse buffer requirements. The petitioner would like to use much of the existing vegetation along the eastern boundary, but this request does require a Landscape modification to be approved by Planning Commission. The petitioner and staff will continue to work together to make revisions to the plan and the petitioner will submit the application for a Landscape modification if plan revisions still require modification approval.

Systems Planning (Soil Erosion and Stormwater) – The subject site is under the jurisdiction of the Washtenaw County Water Resources Commissioner (WCWRC). Preliminary approval of the storm water system is needed before City Council approval of the plan.

Systems Planning (Traffic) – Traffic impact statement needs revisions

Planning – Staff will prepare a rezoning request (from PL to C3) to be forwarded with the associated site plan to City Council for approval. The proposal will recommend rezoning the land to C3 (from PL) in order to be consistent with land ownership by a private entity and not the public. Staff has discussed the proposal with Parks and there is no interest from the City in acquiring the site for a public park. After rezoning, the access easement will remain in place and there will be continue to be public access to the path.

The proposed site design and redevelopment is consistent with the Master Plan: Land Use Element retail design recommendations, including the use of masonry, pedestrian access, extensive landscaping, and reduced setbacks along the street. The site provides public access linkages from the public sidewalks to the proposed building as well as the adjacent commercial development to the north.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson
mg/

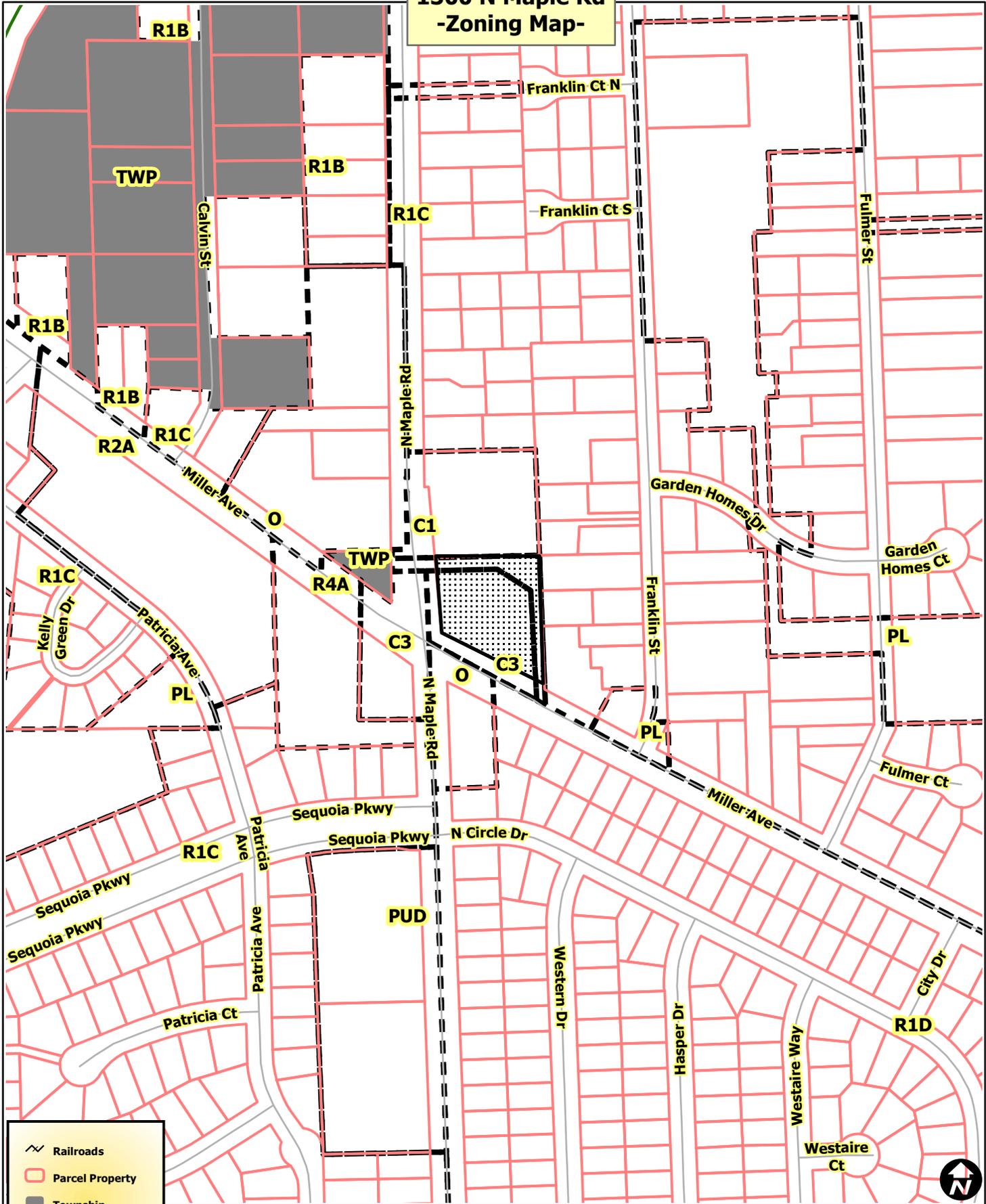
Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Kevin Foley
Speedway LLC
2305 East Paris Avenue, Suite 102
Grand Rapids, MI 49546

Owner: Speedway LLC
500 Speedway Drive
Enon, OH 45323

City Attorney
Systems Planning
File No. SP11-037

1300 N Maple Rd -Zoning Map-



-  Railroads
-  Parcel Property
-  Township
-  City of Ann Arbor
-  Huron River



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 Map Created: 2/22/2012

**1300 N Maple Rd
-Aerial Map-**

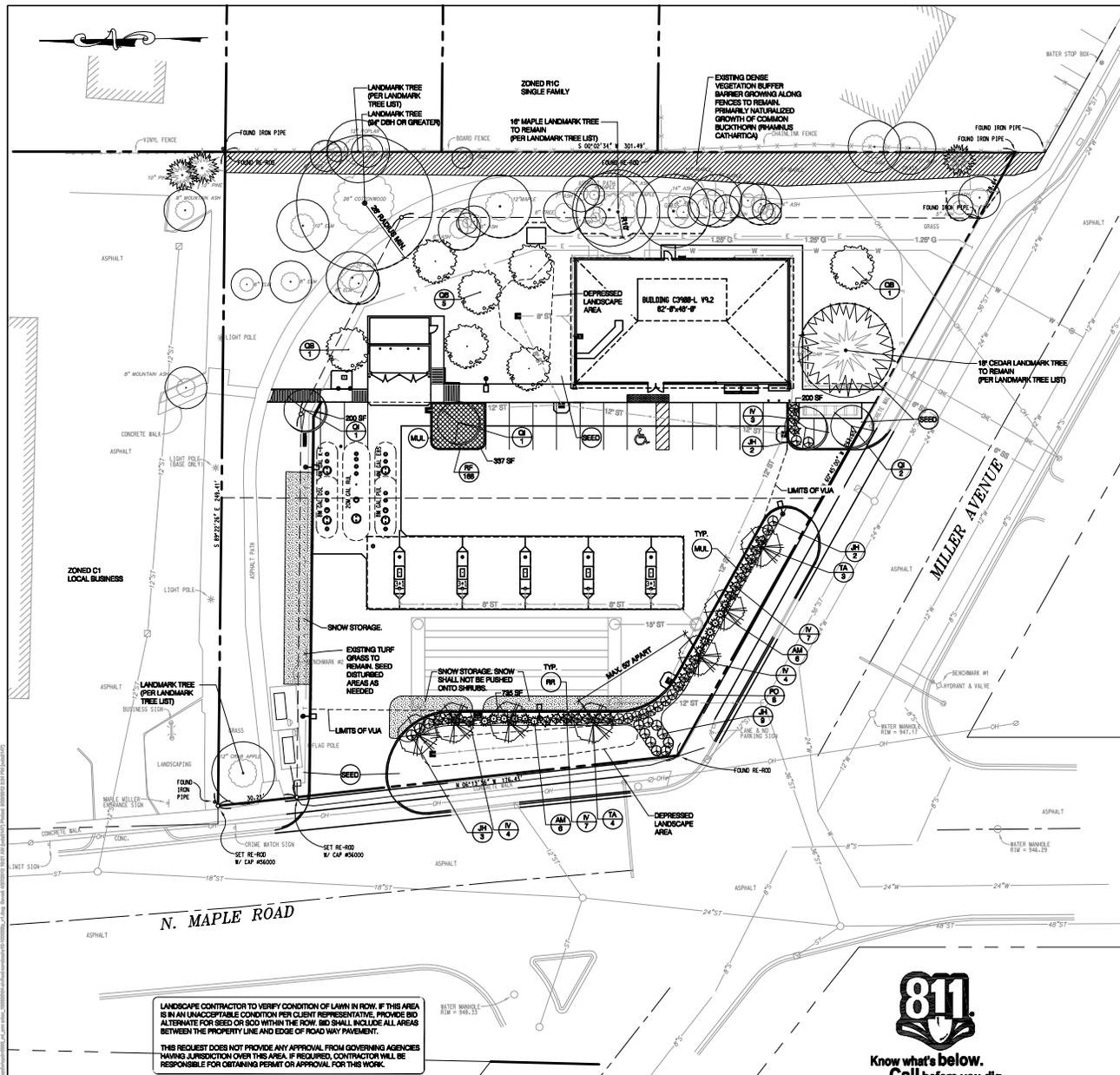


 Railroads
 Parcel Property



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 Map Created: 2/22/2012





LANDSCAPE CODE REQUIREMENTS

VEHICULAR LANE AREA LANDSCAPING AND SCREENING:

RIGHT-OF-WAY SCREENING:
 1 SHADE TREE / 30 LF (TREES MAY BE CLUSTERED, BUT NOT MORE THAN 60' APART)
 REQUIRED PROVIDED
 2 SHADE TREES 2 SHADE TREES
 254 LF / 30 LF =
 A HEDGE 30" HEIGHT ABOVE VIA PROVIDED
 10' WIDTH LANDSCAPE BUFFER PROVIDED

INTERIOR LANDSCAPE ISLANDS:
 18,278 SF VIA / 20 SF = 914 SF REQUIRED 1,472 SF PROVIDED
 1 TREE / 250 SF REQUIRED 7 TREES PROVIDED
 914 SF ISLANDS / 250 = 4
 INTERIOR BIOTRETENTION: DEPRESSURED LANDSCAPE AREA PROVIDED ALONG N. MAPLE ROAD.

CONFLICTING LAND USE BUFFERS:
 RESIDENTIAL ZONE ALONG EAST PROPERTY LINE
 EXISTING 20' WIDTH NATURALIZED LANDSCAPE BUFFER WITH EXISTING FENCES AT PROPERTY LINE PROVIDED.
 EXISTING DENSE VEGETATION BUFFER BARRIER GROWING ALONG FENCES TO REMAIN. PRIMARILY NATURALIZED GROWTH OF COMMON BUCKTHORN (FRAXINUS CATHARTICA), AREA MATCHED ON PLAN AS INDIVIDUAL PLANTS ARE VERY DENSELY SPACED AND DIFFICULT TO QUANTIFY. PHOTOS OF EXISTING BUFFER AVAILABLE UPON REQUEST.

MITIGATION OF NATURAL FEATURES (D.L. 97, § 177):
 TREE REPLACEMENT: 50% OF LANDMARK TREES THAT ARE REMOVED SHALL BE REPLACED
 NO LANDMARK TREES TO BE REMOVED. REPLACEMENT NOT REQUIRED.
 *36 CALIPER INCHES PROPOSED (18 - 2" CALIPER TREES).

***REFER TO TREE INVENTORY SHEET LFG FOR DETAILS ON LOCATION, SPECIES, AND SIZE OF EXISTING TREES.**
 (1) 20' COTTONWOOD IS DEFINED AS A LANDMARK TREE AND WILL BE PRESERVED.
 *IN ADDITION, THE FOLLOWING TREES LESS THAN 24" CALIPER AS LANDMARK TREE PER CITY LANDMARK TREE LIST:
 (1) 12" CHAMBLER TO REMAIN
 (1) 12" POPLAR TO REMAIN
 (1) 18" CEDAR TO REMAIN
 (1) 18" MAPLE TO REMAIN

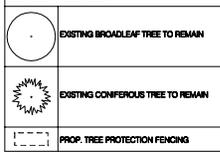
***FOR AREAS TO BE CLEARED, THERE ARE NO KNOWN EXISTENCE OF ENDANGERED OR THREATENED SPECIES HABITAT.**
 *THE PROPERTY IS NOT IN A DESIGNATED 100 YEAR FLOODPLAIN.
 *THE EXISTING TREES ON THE PROPERTY OCCUPY AN AREA LESS THAN 12.5 AC. AND THEREFORE ARE NOT DEFINED AS WOODLAND AND NOT SUBJECT TO MITIGATION IN ACCORDANCE WITH CHAPTER 57. ONLY LANDMARK TREES TO BE REMOVED ARE REQUIRED TO BE MITIGATED.
 *18,000 SF (41 AC) EXISTING TREE AREA CONTAINS 57.8 SF CROSS BASAL AREA.
 *TOTAL TO BE REMOVED: 13,000 SF (30 AC) EXISTING TREE AREA CONTAINS 27.8 SF BASAL AREA.
 *18 TREES ON SITE ARE GREATER THAN 6" CALIPER.
 *TOTAL TO BE REMOVED: 36 TREES GREATER THAN 6".

PLANTING SCHEDULE

TOTAL NUMBER OF PLANTS SHALL BE VERIFIED ON THE LANDSCAPE PLAN.
 IF PLAN TOTAL DIFFERS FROM THIS SCHEDULE, THE PLAN SHALL SOVEREIGN.

SYMBOL	KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE CONDITION	COMMENTS
	TA	7	TILIA AMERICANA REDMOND REDMOND AMERICAN LINDEN	2" CAL B&B	SEE TREE PLANTING DETAIL (TYPICAL) Ø CLEAR TRUNK
	CI	4	QUERCUS IMBRICARIA SHINGLE OAK	2" CAL B&B	Ø CLEAR TRUNK
	QR	7	QUERCUS BIOLOR SWAMP WHITE OAK	2" CAL B&B	Ø CLEAR TRUNK
	AM	12	ARONIA MELANOCARPA GLOSSY BLACK CHOKEBERRY	24" HT CONT	SEE SHRUB PLANTING DETAIL (TYPICAL) DENSELY BRANCHED, FULL TO GROUND
	PO	8	PHYSCOCARPUS OPULIFOLUS NINEBARK	24" HT CONT	DENSELY BRANCHED, FULL TO GROUND
	IV	28	ILEX VERTICILLATA WINTERBERRY	24" HT CONT	DENSELY BRANCHED, FULL TO GROUND
	JH	16	JUNIPERUS HORIZ. WILTONI BLUE PINE LAMPER	18" SPR CONT	DENSELY BRANCHED
	HF	188	FLUORESCA FLUIDA GOLDSTURN BLACK-EYED BURIAN	12-18" HT/SPR CONT	WELL ROOTED, 18" D.C. SEE SEED NOTES.
	SEED		LOCALLY AVAILABLE BLUEGRASS/FESCUE BLEND		SEE SEED NOTES.
	MUL		SHREDDED HARDWOOD MULCH APPLIED AT 2" TO 3" DEPTH. CHANGE MUST BE APPROVED BY OWNERS REPRESENTATIVE		SEE PLANTING NOTES.
	PR		3"-3" WASHED PINE ROCK APPLIED AT 9" DEPTH OVER PERMEABLE WEED BARRIER LANDSCAPE FABRIC. CHANGE MUST BE APPROVED BY OWNERS REPRESENTATIVE		SEE PLANTING NOTES.

LEGEND - EXISTING



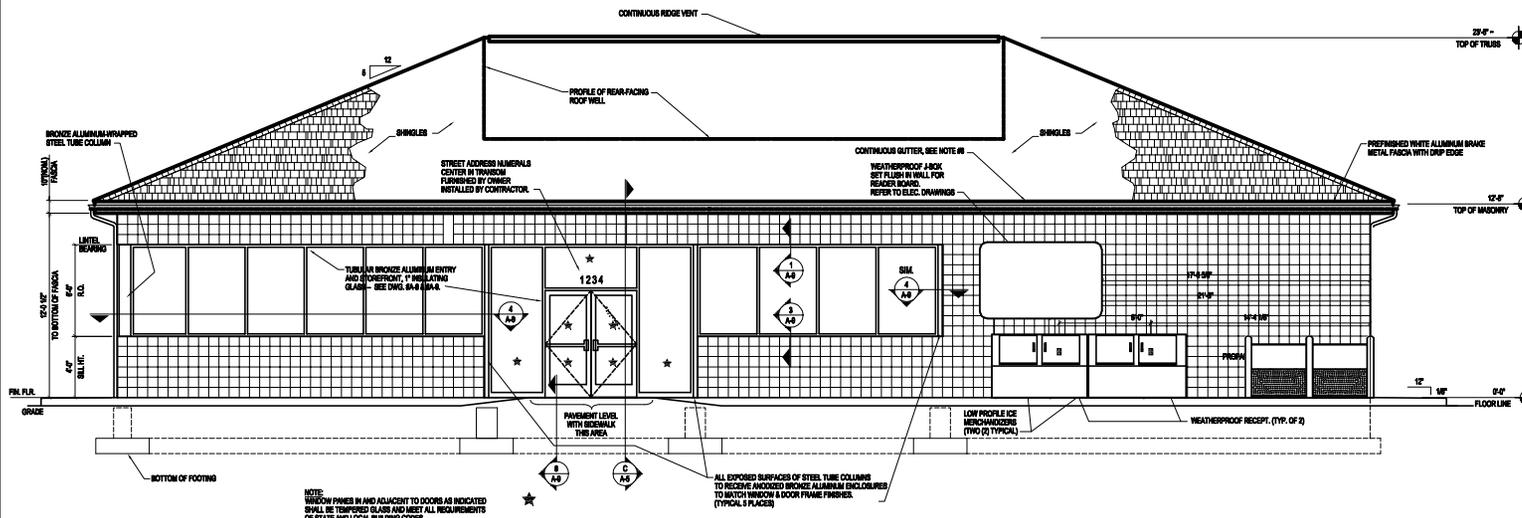
EXISTING TREE NOTES

- GENERAL CONTRACTOR SHALL PROVIDE TREE PROTECTION AROUND EXISTING TREES TO REMAIN WITHIN LIMITS OF PROPOSED CONSTRUCTION PRIOR TO BEGINNING DEMOLITION / GRADING ACTIVITY. SEE TREE PROTECTION FENCING DETAIL. FENCING TO BE AT LEAST THE RADIUS OF THE CRITICAL ROOT ZONE IN FEET, THE SAME NUMERICAL VALUE AS THE DBH IN INCHES, AND IS MEASURED OUTWARD FROM THE CENTER OF THE TREE. FOR EXAMPLE, THE CRITICAL ROOT ZONE OF A 12" DBH TREE HAS A RADIUS OF 12'.
- GENERAL CONTRACTOR SHALL REMOVE STUMP AND NEARBY ROOTS TO A DEPTH OF 18" FOR EXISTING PLANT MATERIAL TO BE REMOVED. SEE LFG.

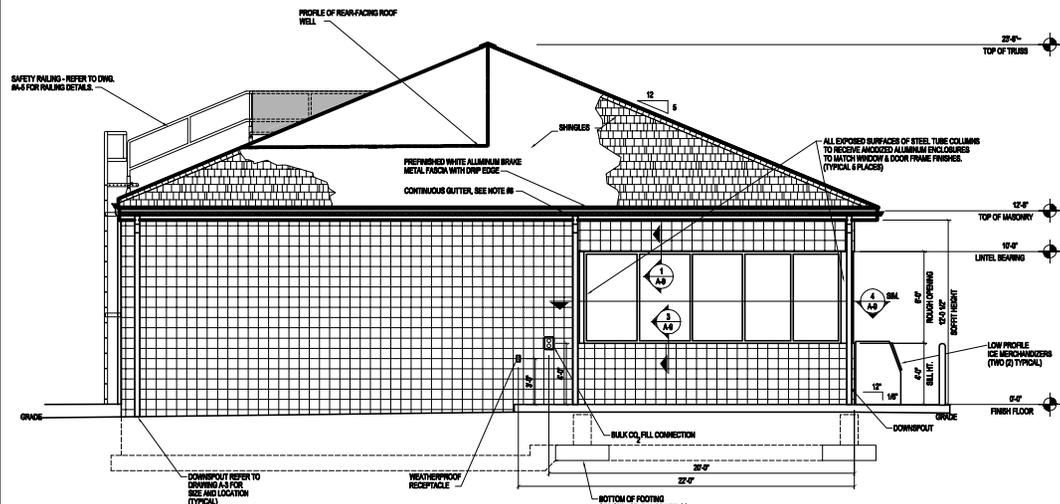


**LANDSCAPE PLAN
REBUILD**
 MAPLE ROAD AND MILLER AVENUE
 WASHTENAW COUNTY
 ANN ARBOR, MICHIGAN

STAKE OR BLUE NO.	100025
VERSION OR A/E NO.	106600
SCALE	1" = 20'-0"
DESIGN TEAM	DATE
DRG. B. FROEDENMAIER	04/27/23
P. MGR. K. POLY	04/27/23
OWNER J. THIBERT	04/27/23
REV. NO.	
100025-LP	



1 FRONT ELEVATION
A-1 SCALE 1/8" = 1'-0"



2 LEFT ELEVATION
A-1 SCALE 1/8" = 1'-0"

- NOTES:**
- STOREFRONT FRAMING SYSTEM WILL BE MANUFACTURED BY THE KAMNEER COMPANY (OR APPROVED EQUIVALENT). CONTRACTOR SHALL PLACE ORDER BY CONTACTING:
KAMNEER COMPANY
ATTN: RODNEY FREY
PHONE: (517) 758-8800
FAX: (517) 758-8800
 - BLOCK TO BE SPLIFFACE SINGLE-SCORED PIGMENTED CONCRETE BLOCK BY LIMA CEMENT PRODUCTS.
BELOW 8'-4" AFF - BLOCK - ROSE FRESH BLOCS22
MORTAR - RICHCOLOR L-CBS22 - RC 6-A LIGHT ORANGE
ABOVE 8'-4" AFF - BLOCK - STRATA BROWN B-CBS28
MORTAR - RICHCOLOR L-CBS28 - RC 42-8 LIGHT BROWN
 - ALL MASONRY TO BE Laid IN RUNNING BOND. ALL LIMITS REGARDLESS OF STYLE THAT WILL BE VISIBLE FOR INSPECTION WHEN CONSTRUCTION IS COMPLETE MUST HAVE "HONEY" JOINTS.
 - ATTENDANT COUNTER SIDE OF BUILDING STOREFRONT TO RECEIVE WINDOW SHIMMERS FOR ANY SCATTERLY OR WESTERLY CONDITIONS. UP TO, BUT NOT INCLUDING, THE FLOOR-TO-CILING TYPICALS. SLABS PANE NEXT TO THE ENTRANCE DOUBLE. SEE FLOT PLAN. SHIMMERS TO BE TRANSPARENT GLASS HOLLOW SHIMMER (FOR SHIMMERS), BRASS COVERS TO MATCH WINDOW FRAMES. CONTRACTOR SHALL PLACE ORDER BY CONTACTING:
SHIMMER COMPANY
PHONE: 488-8488
 - WHEN INSTALLING SHIMMERS, TAKE CARE TO ALIGN BOTH EDGES FLUSH AND SQUARE WITH BUILDING SURFACES. MAINTAIN UNIFORM AVERAGE SPACING BETWEEN BACK OF SIGN AND BUILDING WALL FACE.
 - ALL EXTERIOR DOOR & WINDOW FRAMES AND LOWERS ETC. ALL STOREFRONT ARE TO BE PAINTED SHERWIN WILLIAMS PV, SEE FINISH PLAN AND SCHEDULE.
 - SEE FLOT PLAN FOR ANY SITE SPECIFIC BLOCK REQUIREMENTS THAT DEVIATE FROM THIS STANDARD DRAWING.
 - GUTTER SHALL BE CLASS ALUMINUM GUTTER COOL STOCK, COLOR "MIGHTY RED" BY ONEBRONCO, METAL, INC.
ATTN: PHIL GASTALO
 - ALL ELECTRICAL RECEPTACLES AND WALL HYDRANTS TO BE COORDINATED WITH MECHANICAL AND ELECTRICAL DRAWINGS. IN CASE OF A DISCREPANCY CONTACT PROJECT MANAGER. ANY ELECTRICAL RECEPTACLES IN A PRE-PAVED WALL SHALL BE TESTED FOR USE IN THE FIRE-RESISTANT PARTITION ASSEMBLY AND INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.
 - NO MORE SHIMMERS AND RECEPTACLES ARE SHOWN FOR REFERENCE. SEE ELECTRICAL AND PLUMBING PLANS FOR EXACT LOCATIONS.



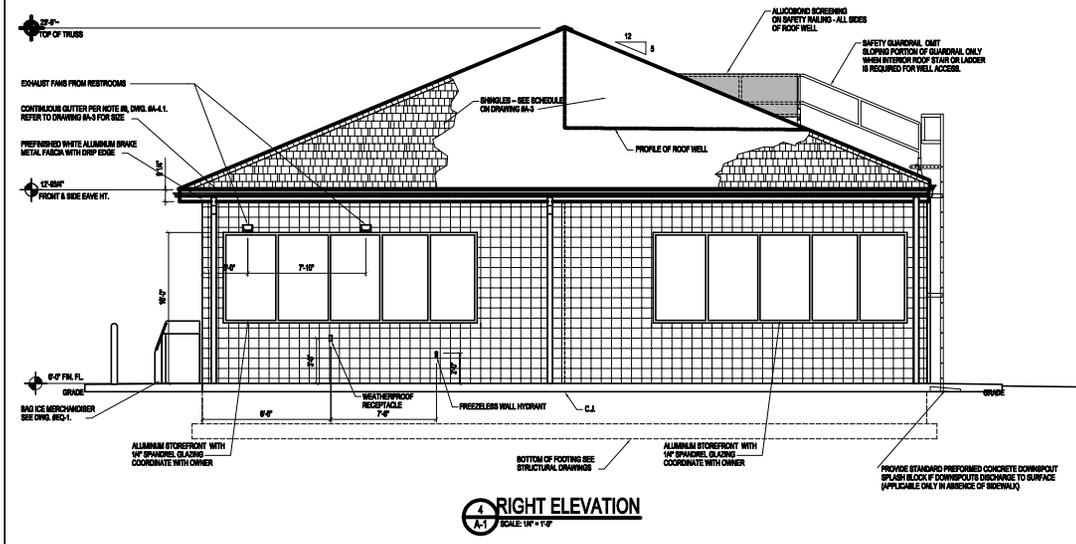
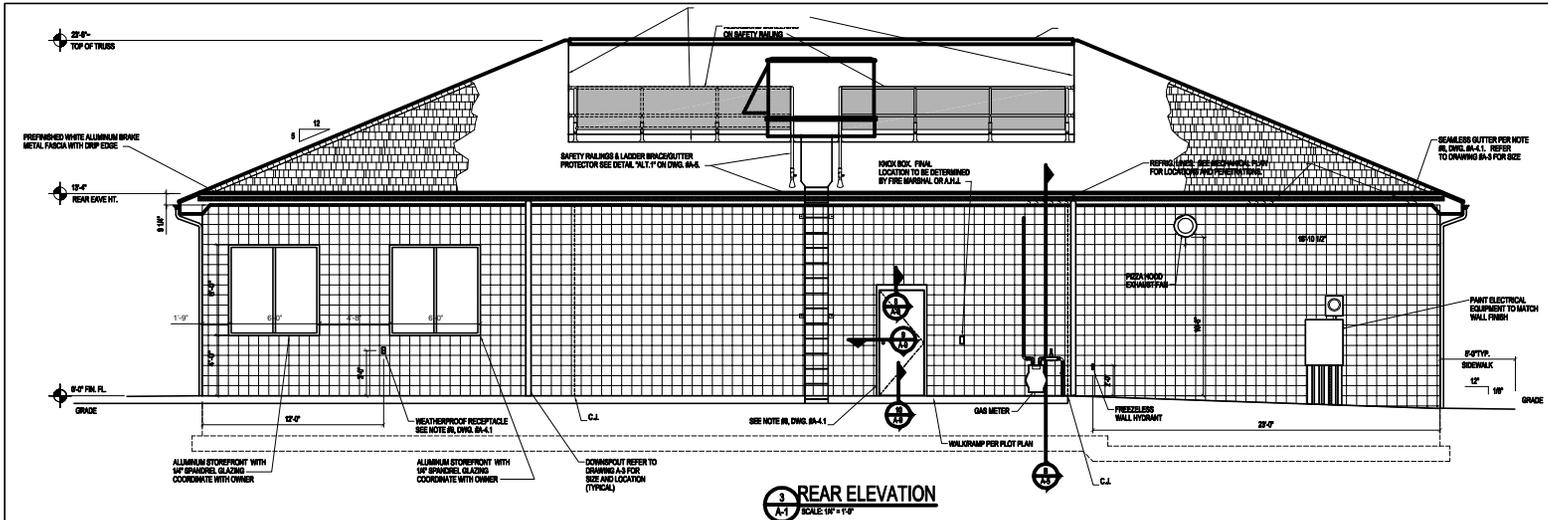
NO.	REVISION	DATE
1	FORMING COMMENTS	

EXTERIOR ELEVATIONS

MAPLE ROAD AND MILLER AVENUE
WASHTENAW COUNTY
ANN ARBOR, MICHIGAN

DATE ON BLOCK:	100025
NUMBER ON SHEET:	106600
SCALE:	1/8" = 1'-0"
DESIGN TEAM:	DATE:
DRAWN:	DATE:
CHECKED:	DATE:
APPROVED:	DATE:

1000025-A-4.1



NO.	DATE	REVISION
1		FORMING COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

EXTERIOR ELEVATIONS
MAPLE ROAD AND MILLER AVENUE
WASHINGTON COUNTY
ANN ARBOR, MICHIGAN

STORY OR BLOCK NO.	100025
WORKING OR SHEET NO.	106600
SCALE	1/4" = 1'-0"
DESIGN TEAM	DATE
DRWR.	CHKD.
PLDGR.	OTDR.
INVRDGR.	OTDR.
SHEET NO.	100025-A-4.2