

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 21, 2012

**SUBJECT: Fiat of Ann Arbor Site Plan for City Council Approval
(2095 West Stadium Boulevard)
Project No. SP12-020**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Fiat of Ann Arbor Site Plan.

STAFF RECOMMENDATION

Staff recommends that the site plan petition **approved** because, with the previously granted variances related to parking, the contemplated development would comply with all applicable state, local and federal law, ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on the west side of West Stadium Boulevard between Federal Drive and East Liberty Street, and is in the west planning area and the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioners seek approval to demolish a 2,505-square foot automotive service building and construct a new 3,408-square foot automobile dealership showroom. The site has 30,010-square feet and is zoned C3 Fringe Commercial. It was originally developed as a gas station and automobile service station and was most recently used by the former automobile dealership directly across the street for final preparations of cars before they were delivered to new owners and additional storage of new vehicles for sale by that dealer. The new owners of the dealership intend to convert the subject site to a showroom for one specific make of vehicles.

The site currently has two driveways to West Stadium Boulevard and has 43 vehicle parking spaces. A variance was granted in 1998 in conjunction with a site planned addition to the building and expansion of the parking lot to allow four parking spaces in the front open space (a 40-foot minimum front setback was required at that time), stacking of parking stalls for vehicle storage, and a 20-foot aisle between the stacked parking spaces.

The proposed new showroom building will be located on the south side of the site, almost in the same location as the existing building but shifted toward the front lot line to comply with the maximum front setback requirement of 25 feet. The southern driveway and curb cut will be closed and the existing right-of-way landscape screening will be extended to fill in the closed driveway.

The proposed site plan includes underground storm water management for the 100-year storm volume. The site currently has no storm water management.

CITIZEN PARTICIPATION

The petitioner notified all property owners and persons within 500 feet of the site by mail that a site plan petition had been submitted within a week of submitting the petition to staff.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Retail (Boulevard Plaza Shopping Center)	C3 Fringe Commercial
EAST	Retail (Automobile Sales)	C2B Business Service
SOUTH	Post Office	C3
WEST	Retail (Boulevard Plaza Shopping Center)	C3

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/ PERMITTED	
Zoning	C3 Fringe Commercial	C3 Fringe Commercial	C3 Fringe Commercial	
Gross Lot Area	30,010 sq ft	30,010 sq ft	6,000 sq ft MIN	
Floor Area as % Lot Area Ratio	9% (2,508 sq ft)	12% (3,408 sq ft)	200% MAX	
Setbacks	Front	40 ft	25 ft	10 ft MIN, 25 ft MAX
	Side (north)	82 ft	82 ft	None
	Side (south)	6 ft	8 ft	None
	Rear	62 ft	70 ft	None
Height	20 ft	18 ft	55 ft MAX	
Vehicle Parking	43 spaces	46 spaces	9 spaces MIN	
Bicycle Parking	0	2 Class C	2 Class C MIN	

HISTORY

Previous staff reports for this site indicate that the site was first developed as Ed's Standard Service Station in 1959-60. In 1968, the Zoning Board of Appeals granted permission to alter a nonconforming structure to increase the bulk of the building. The site was considered nonconforming because gasoline pump islands were located in the required front setback. Fuel sales and auto services continued on this site until 1993. The Planning Commission approved the Larry's Sunoco site plan for minor modifications in 1995 for construction of a remediation shed at the southwest corner of the site. The cleaned site was purchased by the Naylor Chrysler Dealership, located directly across West Stadium Boulevard from the subject site. A site plan for a second addition to the building and conversion of the site to a new vehicle preparation facility was approved by City Council in 1998, after the Zoning Board of Appeals granted a variance for parking in the front open space, stacked parking spaces, and a reduced parking aisle width.

PLANNING BACKGROUND

The Master Plan Land Use Element recommends commercial uses for the subject site. Providing storm water management, reducing the number of existing curb cuts on major streets, providing bicycle parking facilities, using masonry building materials for a permanent, clean and attractive enduring image, and reducing the setback between the public sidewalk and the building entrance are generalized recommendations found in several elements of the Master Plan. However, it must be noted that mixed use, multi-story buildings and street facing entrances are also recommended, as well as reduced reliance on automobile transportation and minimizing land devoted to vehicle parking.

SERVICE UNIT COMMENTS

There are no outstanding comments or noteworthy statements from staff about this petition.

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
6/16/10

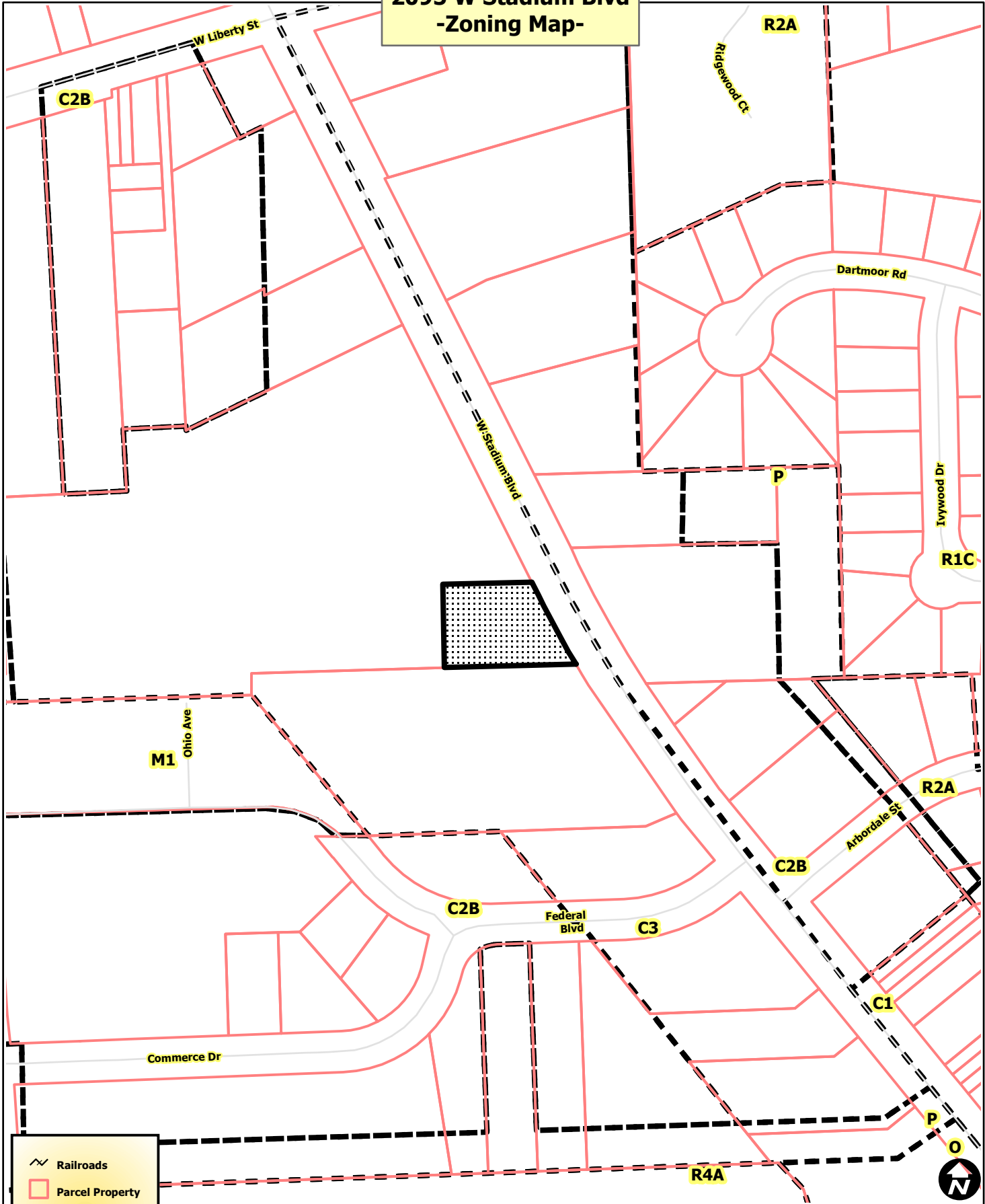
Attachments: Parcel and Zoning Map
Aerial Photo
Site Plan
Elevation

c: Petitioner: Suburban Stadium, LLC
1795 Maplelawn Drive
Troy, Michigan 48084
Attn: Timothy LeRoy

Petitioner's Agents: Studio Design – ST
1529 South Wayne Road
Westland, Michigan 48185
Attn: Stanley Tkacz

Systems Planning
Project No. SP12-020

2095 W Stadium Blvd -Zoning Map-



Legend



- Railroads
- Parcel Property
- Zoning**
- Township
- Zoning



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2095 W Stadium Blvd -Aerial Map-

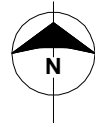
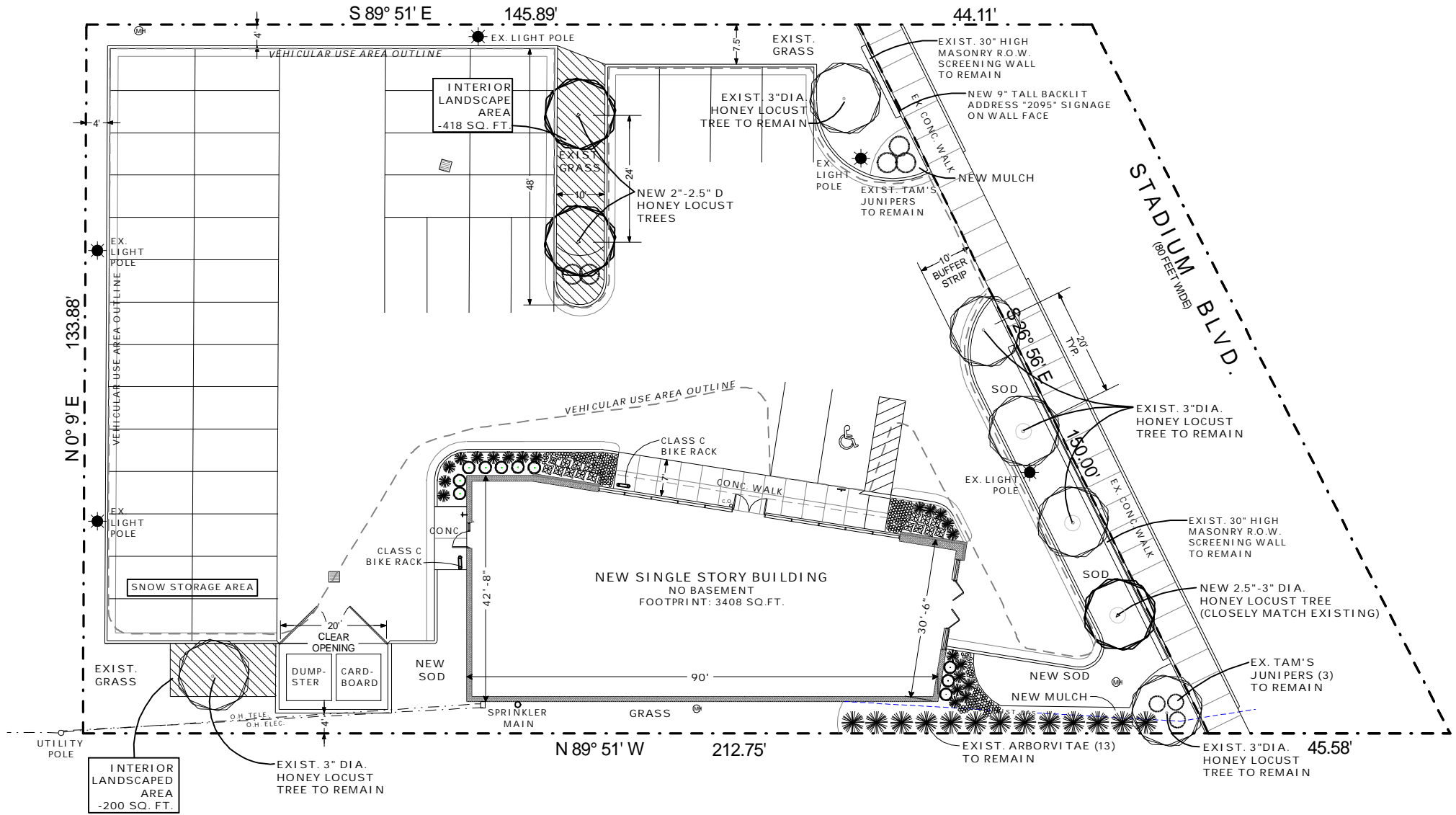


-  Railroads
-  Parcel Property



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LANDSCAPE SITE PLAN





2095