

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 23, 2012

**SUBJECT: Noodles and Company Site Plan for City Council Approval
(2161 West Stadium Boulevard)
File No. SP11-034**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Noodles and Company Site Plan, subject to approval of the associated land division and recording of a permanent off-site access easement prior to issuance of building permits.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved** because, if the proposed conditions are met, the development would comply with local, state and federal laws and regulations; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare. This site contains no natural features.

LOCATION

The site is located on the west side of West Stadium Boulevard, just south of West Liberty (West Area, Allens Creek Watershed).

DESCRIPTION OF PETITION

The petitioner seeks to demolish the existing 4,300 square foot restaurant and construct a new 2,679 square foot, single-story restaurant building with a 615 square foot unenclosed patio dining area. The 15 foot by 40 foot patio will be located along the front of the building. There will be a 10 foot wide landscaped area between the patio and the sidewalk along W. Stadium. The restaurant will be located on the C3 (Fringe Commercial District) portion of the site; the rear of the site is zoned C2B (Business Service District).

The parcel is currently part of a larger parcel which contains the Big M car wash (2151 W Stadium). There is a Land Division request under review that will divide the subject parcel from the Big M carwash. Site plan approval of the new building will be contingent upon the land division being completed.

A total of 27 vehicle and 4 bicycle (2 Class B, 2 Class C) parking spaces are required for construction of the new building. All vehicle parking spaces will be located in the rear of the proposed building. The 4 bicycle parking spaces will be provided adjacent to the front of the building next to the patio dining area; all 4 spaces will be covered (Class B).

The current restaurant building has no direct access to West Stadium but utilizes a 10-foot easement over the adjacent property to the north, as well as the driveway through the Big M Carwash to the south for access to the rear parking lot. The new development will require a

permanent 18 foot wide ingress/egress easement through the newly created Big M Carwash site to the south for legal access to the rear parking area after the land division is completed. The rear parking lot will connect to the parking lot to the north, but will have no legal access through the existing curb cut on the site to the north. There is no drive-through proposed for the restaurant.

The storm water treatment system is located under the parking lot at the rear of the building. Based on the total of impervious surface on the site, the petitioner is required to provide first flush and bankfull detention capacity. There currently is no storm water management system for the site. There are no natural features on the site and after redevelopment the site will have less impervious surface than currently exists on the site.

The petitioner is required to bring the site up to current landscaping standards. This will result in additional landscape islands and landscaping, including 4 new trees being added to the site. Several small ornamental trees and shrubs currently planted on the site will be saved and moved to new locations after construction.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial	C3 (Fringe Commercial District)
EAST	Commercial	C3 (Fringe Commercial District)
SOUTH	Commercial	C3 (Fringe Commercial District)
WEST	Commercial	C2B (Business Service District)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED	
Zoning	C3 (Fringe Commercial) C2B (Business Service)	C3 (For Building)	C3 (For Building)	
Gross Lot Area	18,352 sq ft	18,352 sq ft	None	
Floor Area in % of Lot Area	23% (4,253 sf)	18% (2,679 sf)	200% MAX	
Setbacks	Front	17ft	25 ft (Washtenaw)	10 ft MIN 25ft MAX
	Side(s)	24.5ft (North) 0.75 ft (South)	23 ft (North) 0 ft (South)	0 ft MIN
	Rear	136 ft	168 ft	0 ft MIN
Height	21 ft/1 story	22 ft/1 story	55 ft/4 stories MAX	
Parking - Automobiles	24 spaces	27 spaces	27 spaces MIN	
Parking – Bicycles	None	4 spaces – Class B	4 spaces MIN total (50% Class B, 50% Class C)	

HISTORY

The existing restaurant was constructed in 1962. A site plan for a 570 square foot addition was approved in 1973 and constructed in 1974. The restaurant closed in October 2011.

Bicycle lanes were added to Stadium Boulevard in front of the site as part of the Stadium Boulevard improvements completed in the summer of 2006.

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 Land Use Element includes this site as part of the Stadium Boulevard Commercial Corridor, specifically included in the Liberty/Stadium General Commercial District. The proposed site design and redevelopment is consistent with general design recommendations for retail/restaurants, including the use of masonry, building awnings, extensive landscaping, and reduced setbacks along the street.

The Non-Motorized Transportation Plan recommends bicycle lanes along Stadium Boulevard and aesthetic improvements to improve the pedestrian experience along the street. Bicycle lanes were added to Stadium Boulevard in front of the site as part of the Stadium Boulevard improvements completed in the summer of 2006.

The Transportation Plan recommends that site utilize combined access where possible and parcel connections between sites.

STAFF COMMENTS

Systems Planning - No footing drain disconnections or equivalents will be required.

Planning – The adjacent property to the north has submitted a letter (attached in Commission Communications) declining expansion of the access easement over that property. While the new site plan is designed to connect to the north, the petitioner will be required to record a permanent access easement across the adjacent property (2151 W. Stadium) to the south. This access easement meets the requirements for accessibility to the parcel and can be fully utilized for access. The Land Division and Administrative Amendment for 2151 W. Stadium will be completed upon approval of the site plan for this location.

Staff supports redevelopment of this site which is consistent with the City's Master Plan. The proposed re-development of this site will result in an aesthetic improvement to the Stadium Corridor and will bring the parcel into conformance with all existing development codes and regulations.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson

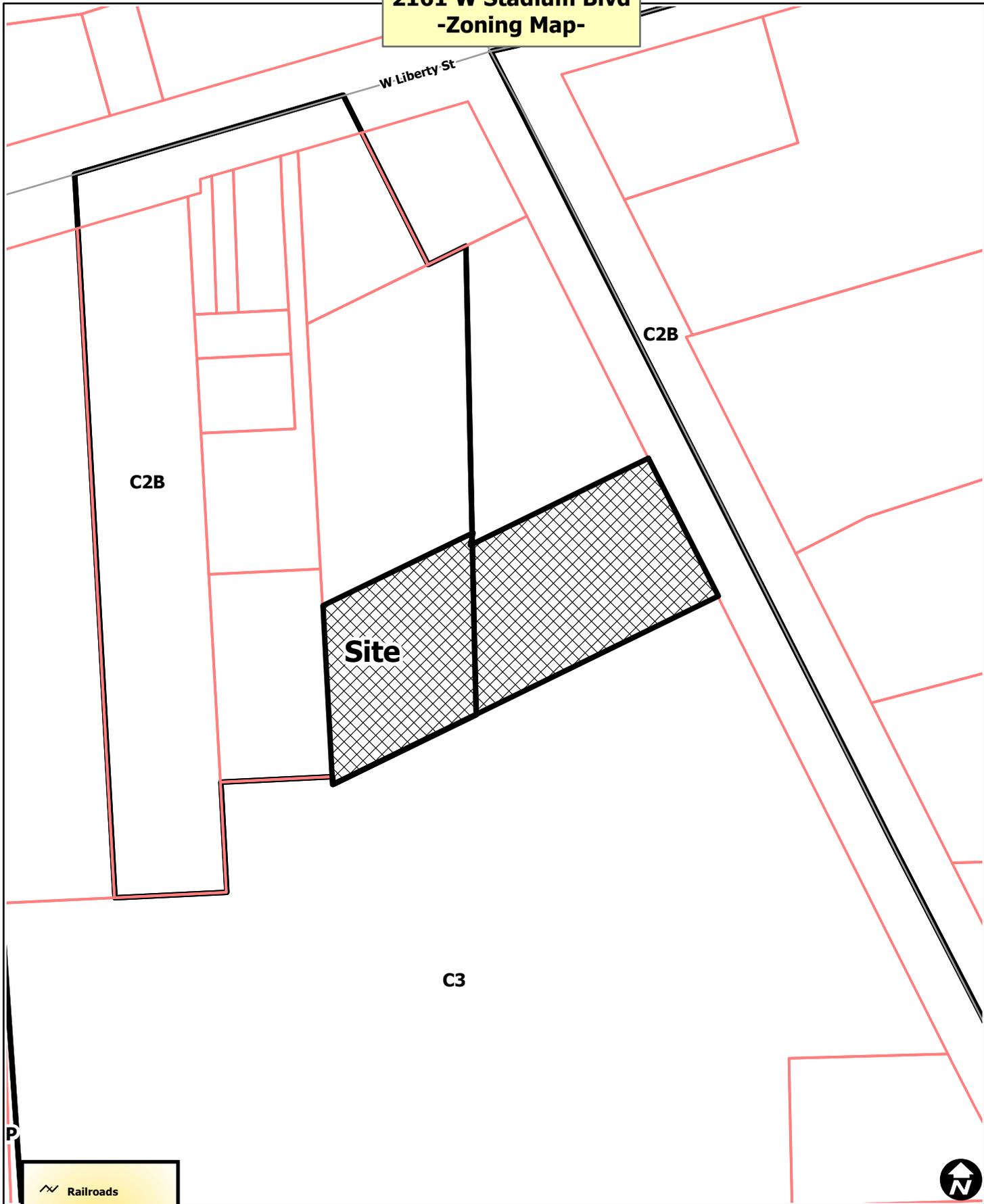
Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Chuck Gallup
Gallup Properties
2151 S. State Street
Ann Arbor, MI 48106

Petitioner's Representative: Todd Quatro
T.S. Quatro Company
201 N. Park Street
Ypsilanti, MI 48198

City Attorney
Systems Planning
File No. SP11-034

2161 W Stadium Blvd -Zoning Map-

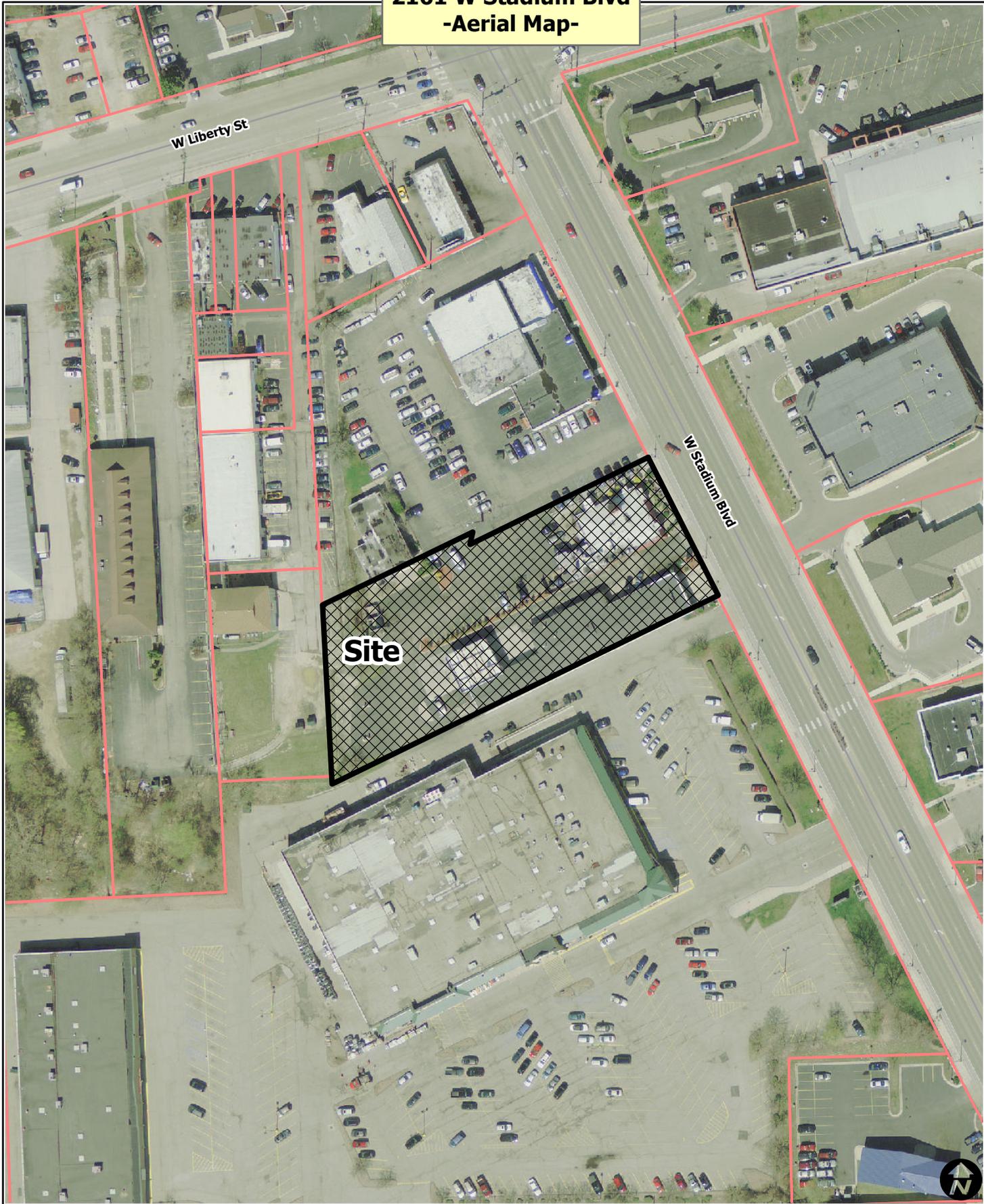


Railroads
 Parcel Property
 Township
 City of Ann Arbor



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2161 W Stadium Blvd -Aerial Map-

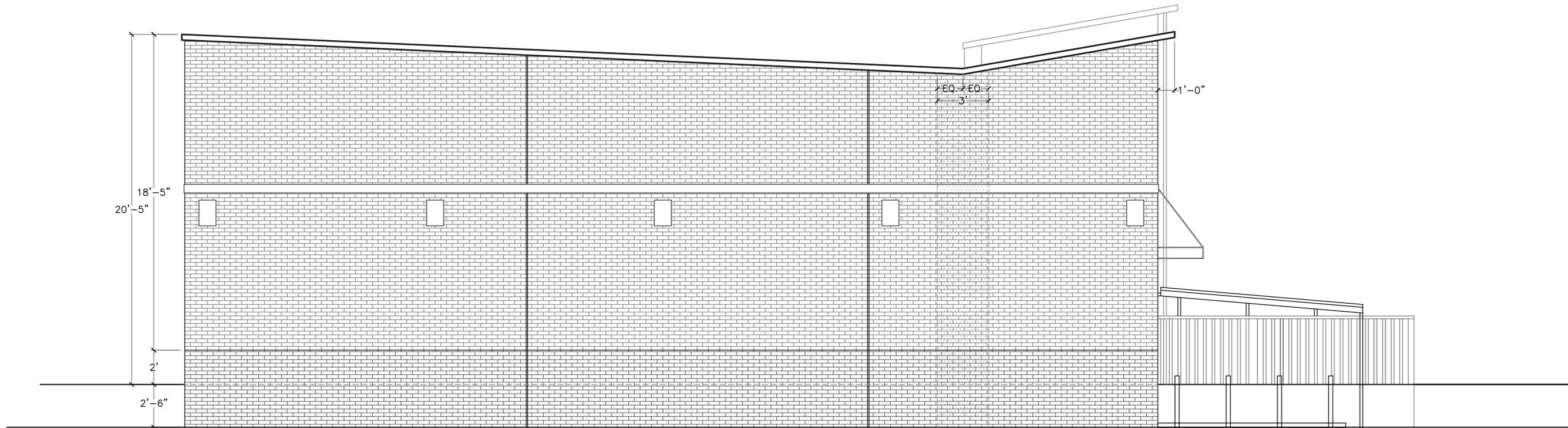


 Railroads

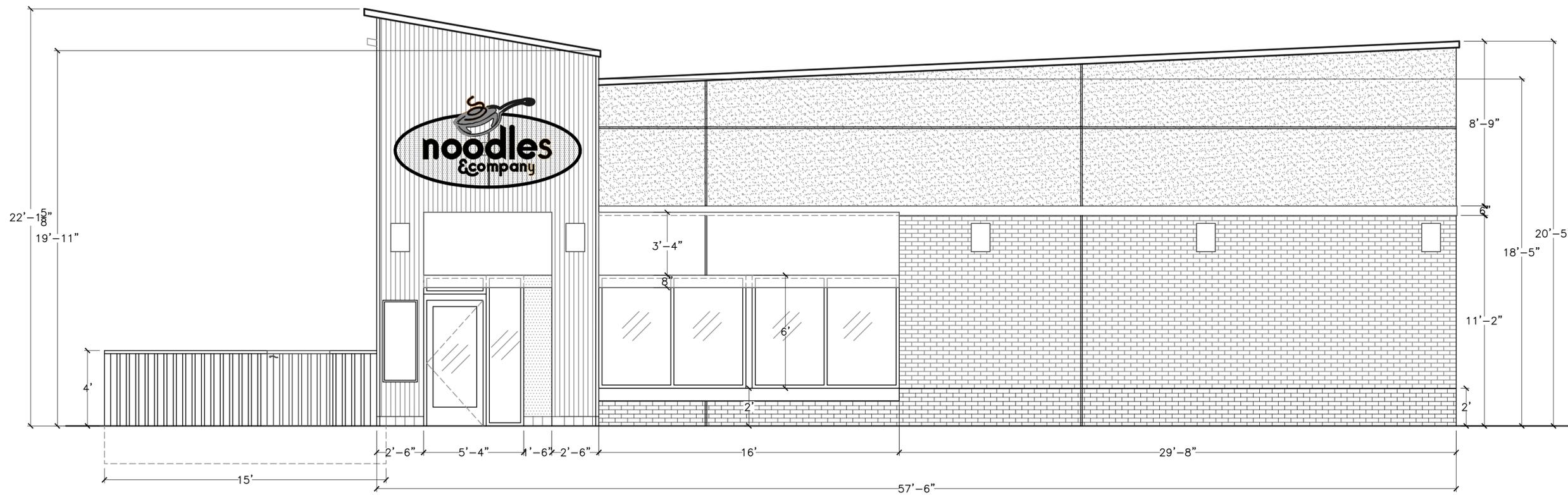
 Parcel Property



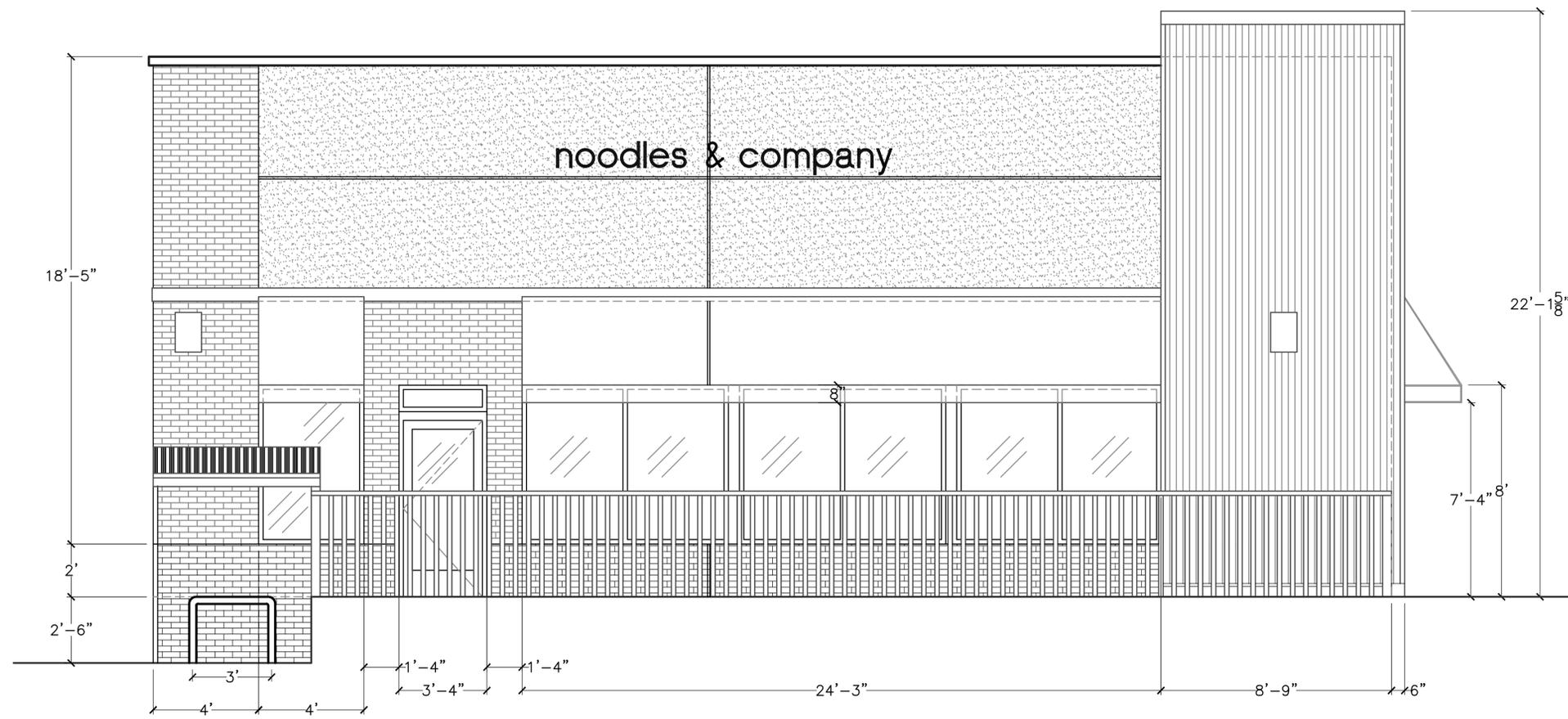
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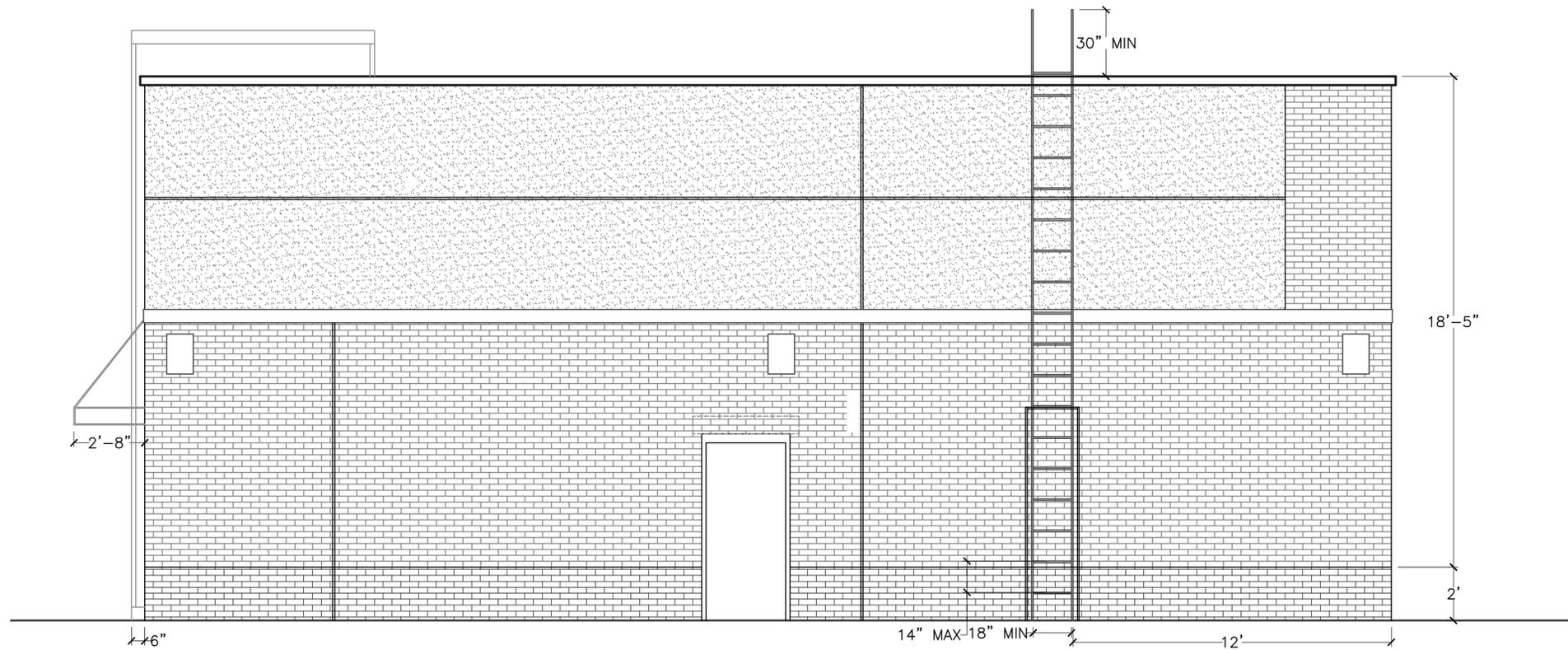
SOUTH ELEVATION 3
SCALE: $\frac{1}{4}$ "=1'-0"



NORTH ELEVATION 1
SCALE: $\frac{1}{4}$ "=1'-0"



EAST ELEVATION 2
SCALE: 1/4"=1'-0"



WEST ELEVATION 4
SCALE: 1/4"=1'-0"