

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 7, 2015

**SUBJECT: AutoZone Site Plan for City Council Approval  
(2151 West Stadium Boulevard)  
File No. SP14-066**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AutoZone Site Plan, subject to recording of an easement for the sanitary sewer lead that serves the adjacent property 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, Allen Creek Watershed).

### **DESCRIPTION OF PETITION**

The petitioner seeks to demolish the existing 8,148 square foot car wash on the south part of this site and construct a new 7,381 square foot, single-story commercial auto parts building. The site currently has two zoning designations, C2B and C3. Although both districts allow the proposed use as a principal permitted use, the new building is located entirely in the C3 Zoning District. There is no rezoning proposed at this time.

The site currently has direct access to West Stadium with two drives. The northern drive will be removed, and the project will utilize the existing southern curb cut. Access is also currently provided to the adjacent parcels to the north and south through the use of interior drive connections. The proposed site plan eliminates access to the north, providing an interior connection to the south only.

A total of 28 vehicle and 4 bicycle parking spaces are required for construction of the new building. All vehicle parking spaces will be located along the side and in the rear of the proposed building. A sidewalk leads from West Stadium to the front of the building and the bicycle parking location. The 4 bicycle parking spaces will be provided adjacent to the front of the building; 2 spaces will be covered by the building overhang (Class B) and 2 will be provided adjacent in the sidewalk area (Class C).

The stormwater treatment system is located above ground to the rear of the proposed building. Based on the total impervious surface on the site, the petitioner is required to provide 100 year, first flush and bankfull detention capacity. There currently is no stormwater management system for the site. 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 9 new trees being added to the site. Several small ornamental trees and shrubs will be planted for the required right-of-way buffer along West Stadium Boulevard. There are no natural features on the site.

Total cost of construction for the new building and related site improvements is \$900,000.

The petitioner did mail a postcard to all property owners within 500 feet.

### 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 District) C2B (Business Service District)	C3 (Fringe Commercial District) C2B (Business Service District)	C3	
Gross Lot Area	51,017 sq ft	51,017 sq ft	6,000 sq ft MIN	
Floor Area in % of Lot Area	16% (8,148 sf)	14.5% (7,381 sf)	200% MAX	
Setbacks	Front	25ft	10 ft MIN 25ft MAX	
	Side(s)	88.8ft (North) 0.70 ft (South)	5.17 ft (North) 70 ft (South)	0 ft MIN
	Rear	124.6 ft	185.3 ft	0 ft MIN
Height	20 ft/1 story	21 ft/1 story	55 ft/4 stories MAX	
Parking - Automobiles	10 spaces	28 spaces	24 spaces MIN 28 spaces MAX	

Parking – Bicycles	None	2 spaces – Class C 2 spaces – Class B	4 spaces MIN total (50% Class B, 50% Class C)
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### HISTORY

The northern portion of the site contained a restaurant that 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, and the building was demolished in 2012.

The existing car wash on the southern portion of the site was constructed in 1961. In 1996, a site plan was approved for a 415 square foot addition to the car wash building; the addition was constructed in 1996. In April 2012, a land division was submitted and a site plan was approved for a 4,300 square foot restaurant on the northern portion of the site, the car wash would remain on the site. The petitioner revised the plan and in July 2012, a modified site plan for the proposed restaurant was approved by Planning Commission contingent upon the land division being approved. The land division was subsequently withdrawn by the petitioner and the proposed site plan was declared invalid as a result.

### 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 general design recommendations for retail in the corridor include the use of masonry, building awnings, and reduced setbacks along the street. The master plan also encourages shared access between adjacent land uses.

Non-Motorized Plan - 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. A pedestrian island, crosswalk and bus stop is located just south of the site.

The Transportation Plan considers this site to be on a medium priority corridor. The Plan’s Mid-Term Recommendation lists expanding signal technology as a goal and the Long-Term Recommendation is implementation of signature services.

### STAFF COMMENTS

Systems Planning - No footing drain disconnections or equivalents will be required. City records indicate that there is an existing sanitary sewer lead located on this parcel that appears to serve the existing car wash building as well as the parcel located at 2251 West Liberty Street. This situation does not meet current City Code requirements, but is an existing, non-conforming condition.

In recognition of this existing, non-conforming condition, it is acceptable for the sanitary lead servicing the parcel at 2251 West Liberty Street to cross through the property at 2151-2161 West Stadium Boulevard, and connect to the main in West Stadium Boulevard. It will be necessary to convey an easement to the owner of 2251 West Liberty Street for this sanitary lead, as shown on the plans.

Planning – The adjacent property owner to the south has submitted a letter (attached) expressing concerns regarding the access drive to their property. While the new site plan is designed to allow for access to the south, it is not required. Staff supported the cross parcel connection in both directions, however the petitioner has stated connection to the north is not possible with the site re-design.

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  
Letter from Ted Barnes

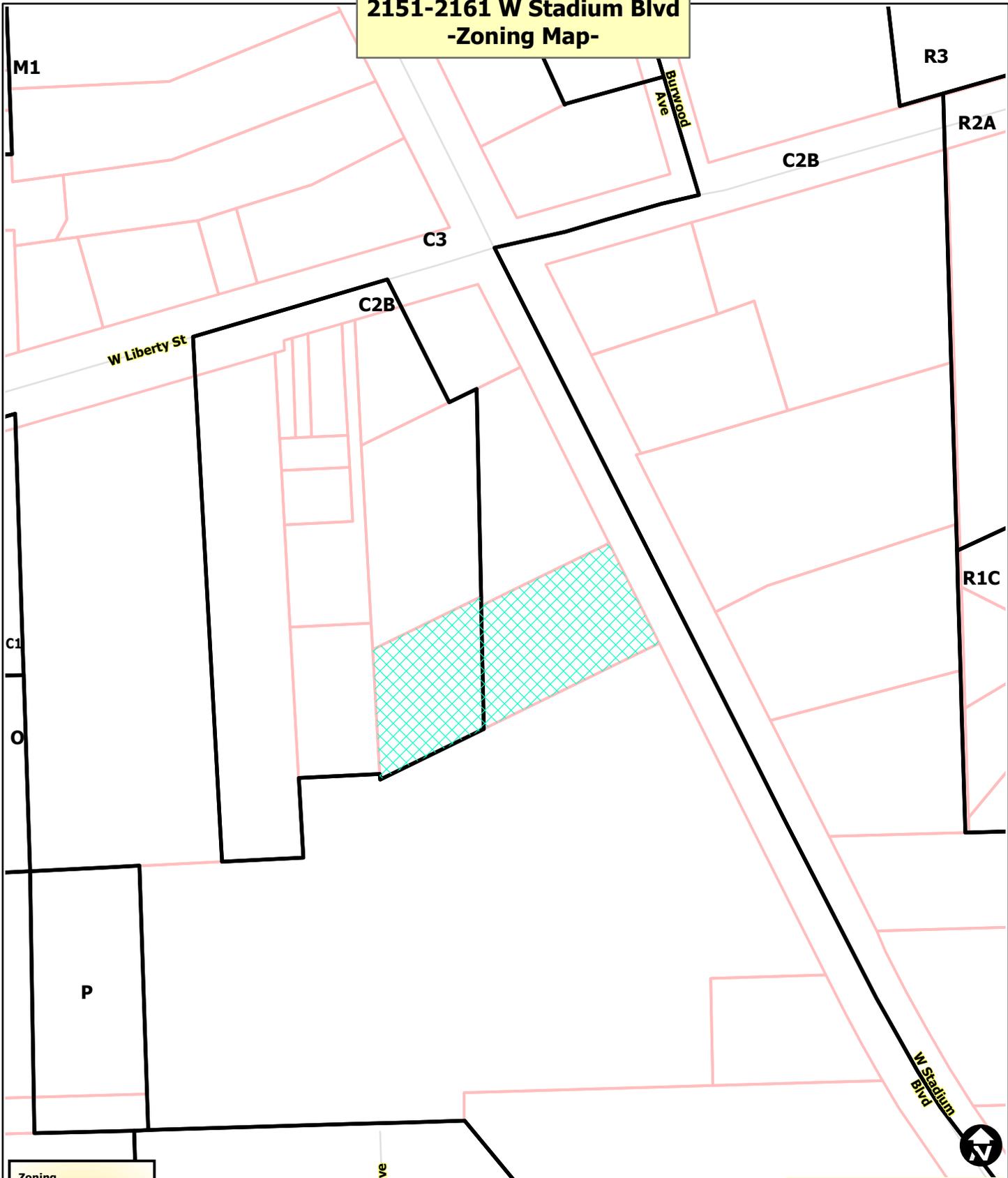
c: Property Owner: Gallup Properties, LLC  
2141 S. State Street  
Ann Arbor, MI 48104

Petitioner: AutoZone Development, LLC  
123 South Front Street, 3<sup>rd</sup> Floor  
Memphis, TN 38103

Petitioner's Representative: Wesley R. Berlin PE  
Professional Engineering Associates, Inc  
2900 East Grand River Avenue  
Howell, MI 488

Systems Planning  
File No. SP14-066

# 2151-2161 W Stadium Blvd -Zoning Map-



**Zoning**

- Township Islands
- Zoning Districts
- Railroads
- Parcels
- Huron River

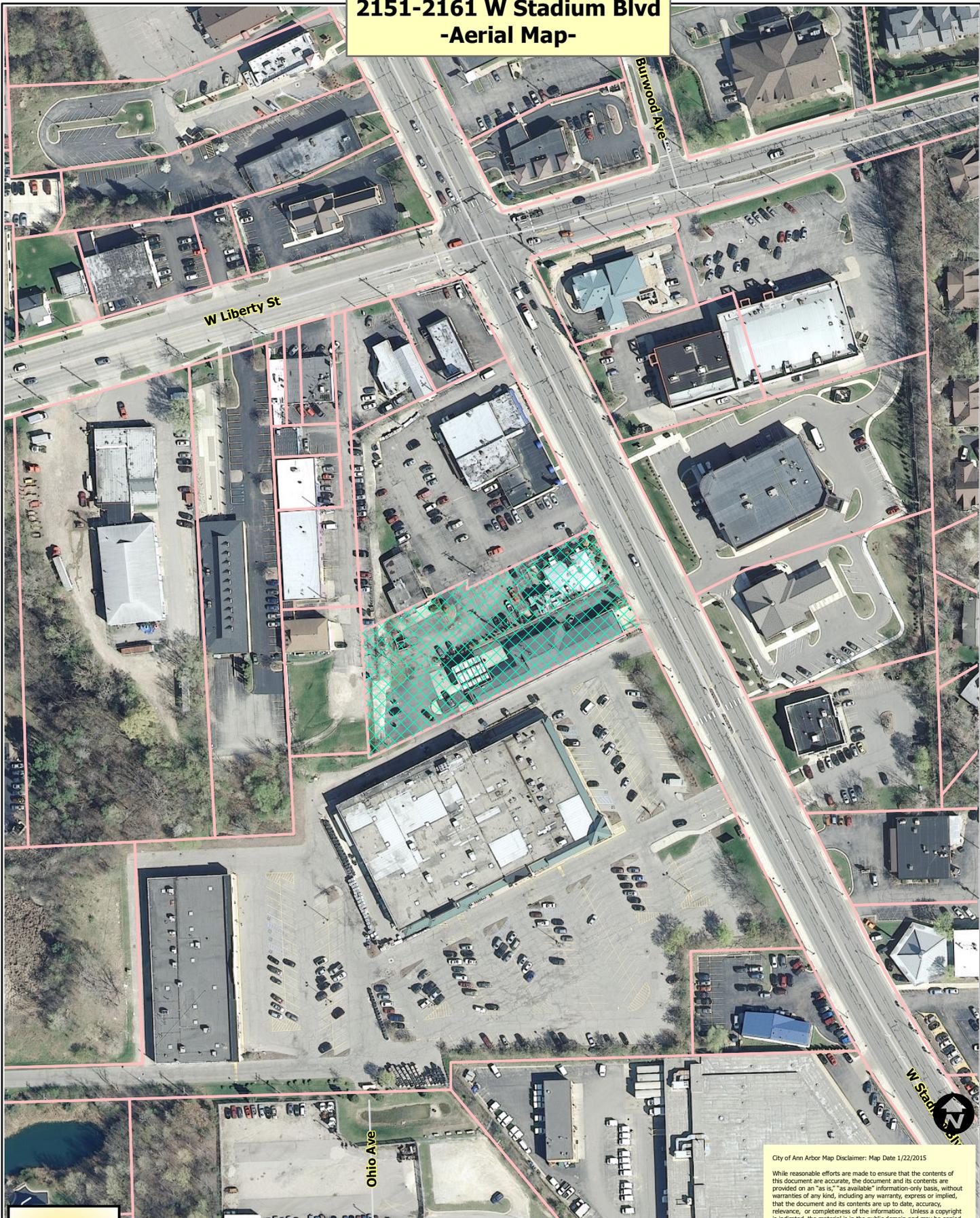
City of Ann Arbor Map Disclaimer: Map Date 1/22/2015

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# 2151-2161 W Stadium Blvd -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



City of Ann Arbor Map Disclaimer: Map Date 1/22/2015

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# 2151-2161 W Stadium Blvd -Aerial Map-



- Railroads
- Parcels
- Huron River



City of Ann Arbor Map Disclaimer: Map Date 1/22/2015

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NOT TO SCALE

8 DUMPSTER LAYOUT

9 DUMPSTER SECTION

6' TALL CHAIN LINK FENCE. REQUIRED PER WCMRC STANDARDS FOR BASIN SIDE SLOPES EXCEEDING 1V:5H. INSTALL AROUND FREEBOARD. PROVIDE ACCESS GATES AS REQUIRED BY THE CITY OF ANN ARBOR.

DETENTION AND INFILTRATION BASIN FOR FIRST FLUSH, BANK-FULL, AND 100-YEAR DESIGN EVENTS PER CITY OF ANN ARBOR AND WASHTENAW COUNTY WATER RESOURCES COMMISSIONER STANDARDS. SEE STORM C1.3 AND C1.3A FOR INFORMATION.

20' WIDE JOINT DRIVEWAY AGREEMENT (PER ALTA) L. 869 P. 531

ADJACENT ZONING: C2B

SLOPED CONCRETE WALL TO REMAIN UNDISTURBED.

CONCRETE SLURRY WALL

ADJACENT ZONING: C2B

TRANSFORMER PAD. SEE LANDSCAPE PLAN FOR SCREENING

10' COMMON R/W (PER ALTA)

ADJACENT ZONING: C3

F.F. 932.50  
F.G. 932.00

**AutoZone**

BLDG. AREA = 7,361 sqft.  
PARKING SPACES = 28  
FINISH FLOOR ELEV. = 932.50

NO PARKING FIRE LANE SIGNS MOUNTED TO BUILDING PER CITY OF ANN ARBOR FIRE DEPT. REQUIREMENTS. SEE DETAIL THIS SHEET.

MERCHANDISE LOADING DOOR

FIREWALL NOTE: NO FIREWALLS ARE PROPOSED FOR THE AUTOZONE BUILDING.

565'10"00"W  
206.42'

9.00'

9.00'

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INDICATES NUMBER OF PARKING STALLS PER PARKING BAY (TYP.)

ADJACENT ZONING: C3

2 SPACES CLASS "B" BIKE PARKING. SPACES COVERED BY BUILDING OVERHANG CANOPY. SEE BUILDING ELEVATIONS.

W. STADIUM BLVD.  
(80 FT. WIDE R.O.W. - PUBLIC)

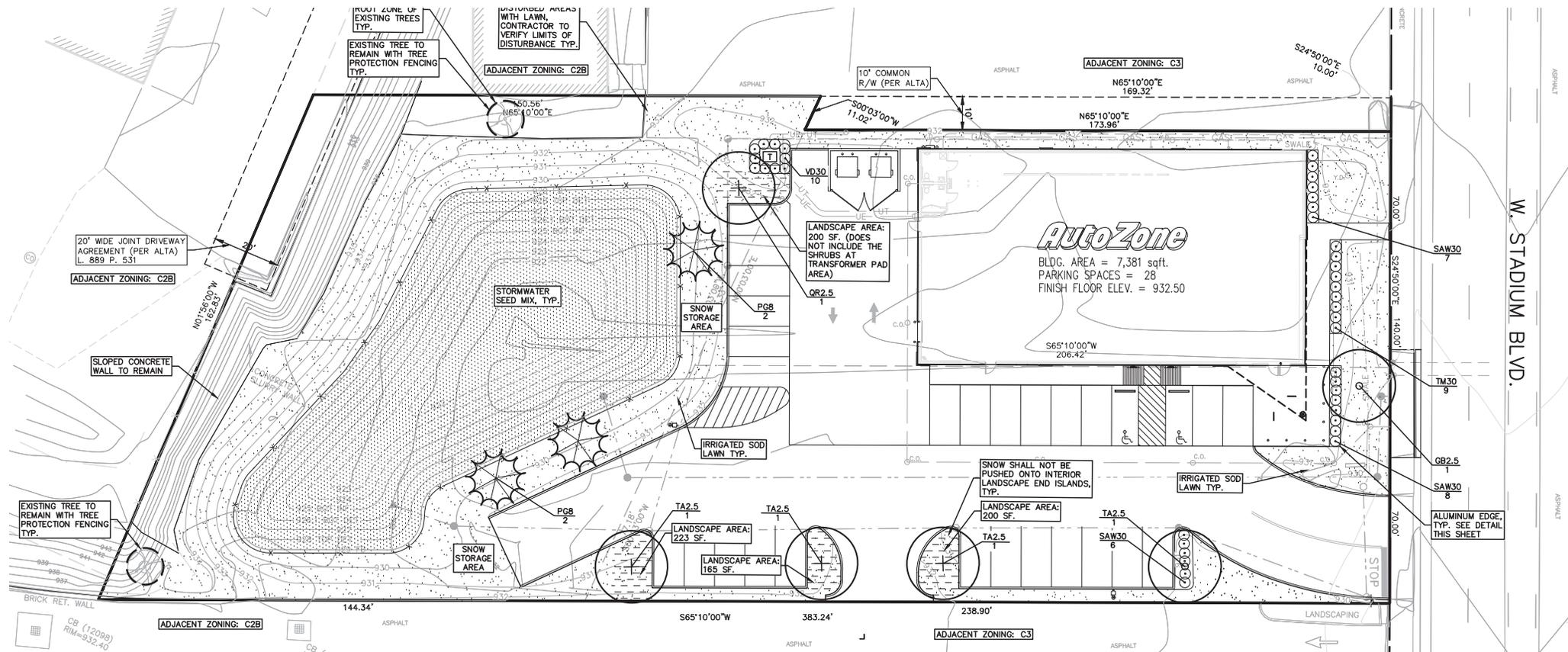
THE EXISTING DRIVE APPROACH TO BE RE-USED IS IN DIRECT ALIGNMENT WITH CVS APPROACH ON OTHER SIDE OF W. STADIUM BLVD.

PLANTING LEGEND

- DECIDUOUS TREE, CONIFEROUS TREE, SHRUB
- TREE LINE/ CANOPY
- UG TELE, MH, TELE PED, CABLE PED
- UG FIBER, PED, LINE MARKER

GENERAL NOTES:

THESE NOTES APPLY TO ALL ACTIVITIES ON

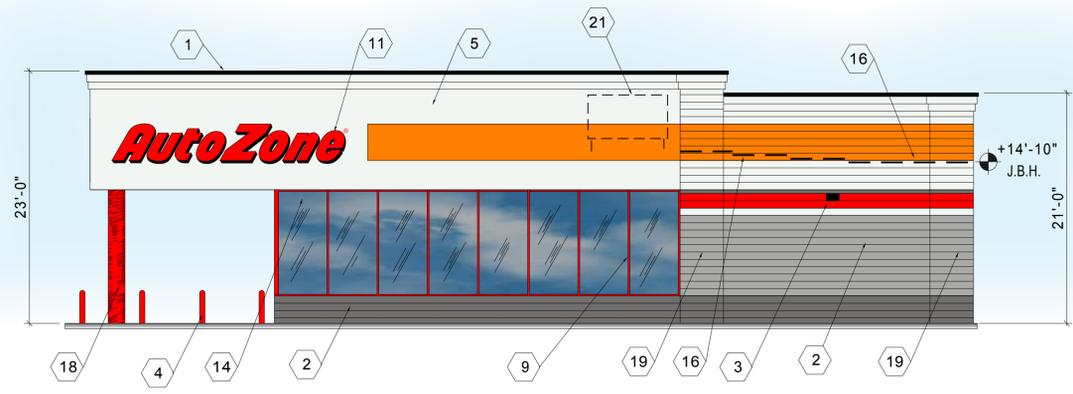


**TREE LIST:**

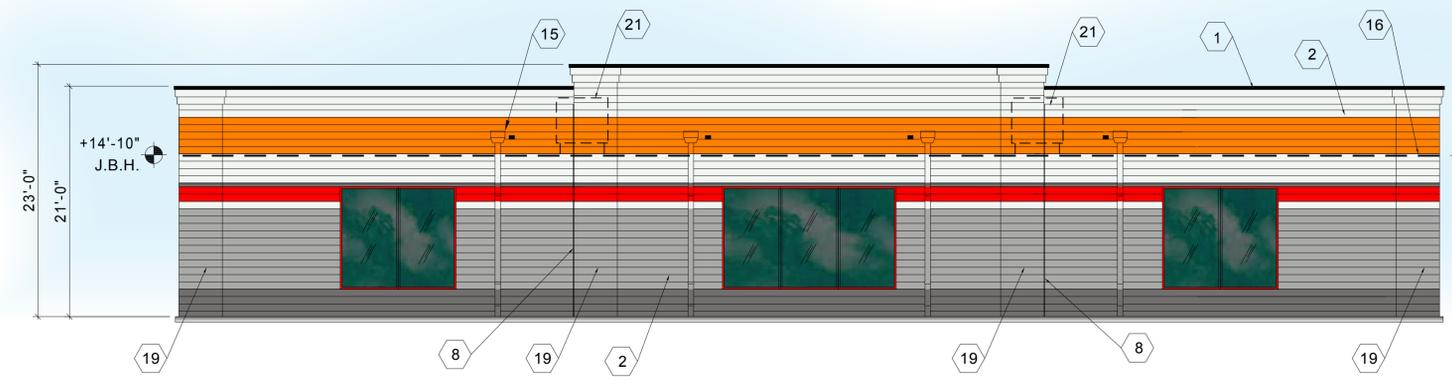
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC COMMENTS
					83% Native Trees

**Stormwater Seed Mix**  
 Stormwater Seed Mix by Lenexa - 574.588.2410

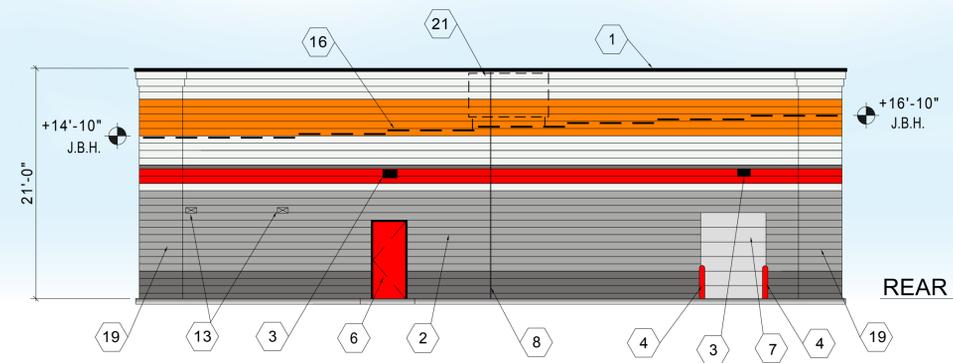
SOIL COMPACTION:



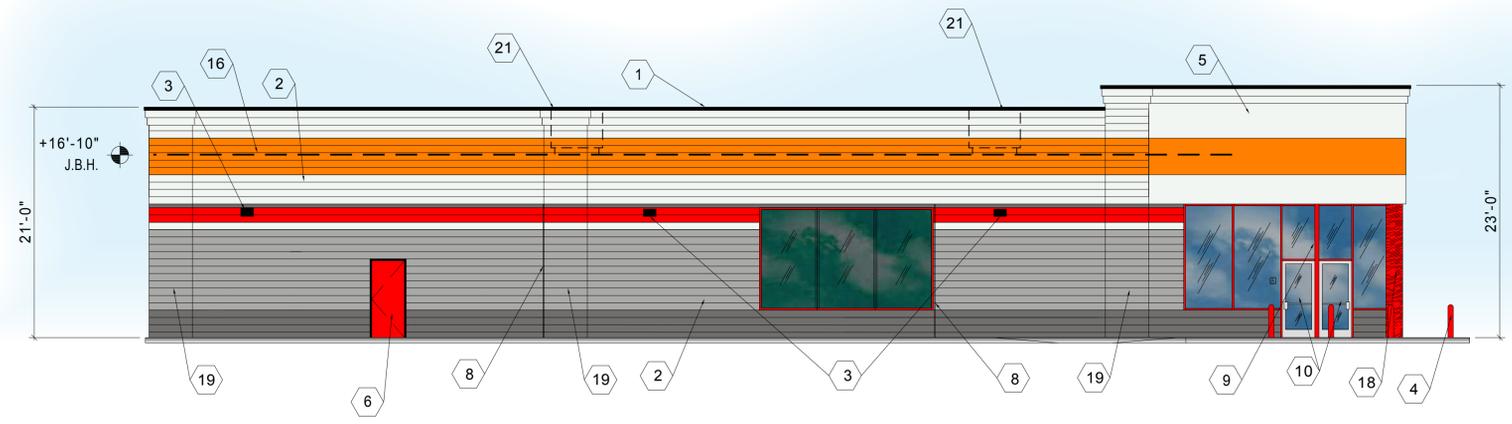
FRONT WALL  
(FACES STADIUM BLVD.)



RIGHT SIDE WALL



REAR WALL

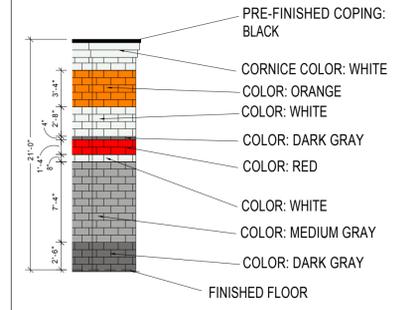


LEFT SIDE WALL

- 1 TWO PIECE COMPRESSION TRIM SEE DETAIL 4/A6 W/ FOAM CORNICE COLOR: WHITE
- 2 SMOOTH FACE CONCRETE MASONRY UNITS SEE PAINT DETAIL SCHEME THIS SHEET
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH RED SLEEVE
- 5 MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE
- 6 PAINT MAN DOOR RED & METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 40" AZ ONLY
- 12 NOT USED.
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR. ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.
- 16 BOND BEAM AT ROOF LINE
- 17 NOT USED.
- 18 CORRUGATED COLUMN PAINT RED
- 19 4'-0" WIDE CMU PILASTER WITH 4" PROJECTION. SEE PAINT DETAIL SCHEME THIS SHEET
- 20 NOT USED.
- 21 HVAC UNITS SCREENED BEHIND PARAPET WALL

REVISIONS	
1	REV1
2	REV2
3	REV3
4	REV4
5	REV5
6	REV6

NOTE: CENTER ALL WALL SIGNAGE VERTICALLY ON THE PAINTED ORANGE STRIPE OR THE TOP TWO BRICK SOLDIER COURSES. PAINT ORANGE STRIPE TO WITHIN 2' OF WALL SIGN. DO NOT PAINT ORANGE STRIPE BEHIND SIGN. CONTINUE ORANGE STRIPE ON E.I.F.S. ABOVE STOREFRONT.



1/8" = 1'-0" AWE01  
3 EXTERIOR WALL COLOR SCHEME

AutoZone Store No. 4370  
STADIUM BLVD.

ANN ARBOR MI 48080  
COLOR ELEVATIONS

Architect: Lew Ellis  
123 South Front Street  
Memphis, Tennessee 38103  
TEL: 901-495-8707 FAX: (901) 495-8969  
For Bidding & Contractor Information Contact:  
McGraw-Hill Construction Tel. 615-884-1017  
www.construction.com

02/18/15

A-2

March 1, 2015

Ann Arbor City Planners

As a co-owner of Boulevard Plaza I have major concerns with the site plan for Auto Zone on Stadium Boulevard. We do not want the driveway that dumps on our property for the following reasons

- 1 Turns are too tight for trucks which will force all truck and car traffic to use our main curb cut.
- 2 The Auto Zone driveway exits into a delivery area for the merchants facing the road and Arbor Farms. This area is used a lot and will block the proposed driveway.
- 3 Last year we invested a lot time and money to redo the shopping center parking area with new planters, asphalt and concrete surface. We replaced most heavy used areas with concrete pads to improve the life of the surface. Extra traffic from other parking lots is something that we do not need.
- 4 A current problem we have is with cars cutting across our parking to go from Maple Rd to Stadium Blvd and Stadium to Maple Rd. This is very dangerous to customers and pedestrians and it needs to be slowed down. This new driveway would only add to the problem. We would entertain a traffic light at our main entrance.

I hope you understand and eliminate this driveway from the site plan. A suggestion is to continue the drive across the back of the Auto Zone store and exit by Bells Restaurant.

Thank you for understanding our position.

Ted Barnes

Co-owner Boulevard Plaza

2105 West Stadium Boulevard

Ann Arbor, Michigan 48103

734-665-7555 H

734-276-6163 C