

From: Jay Schloff

Sent: Thursday, April 27, 2017 11:31 AM

To: Planning <Planning@a2gov.org>

Cc: Jill Schloff

Subject: for members of the Ann Arbor Planning Commission, re proposed redevelopment of Circle K site at the intersection of Packard and Stadium

Dear Members of the Planning Commission:

We write to address the site plan offered by Circle K for the proposed construction of a new gas station at the southeast corner of the intersection of Packard and Stadium. We reside at 1423 Iroquois, which is immediately adjacent to the southern boundary of the Circle K property.

It is our understanding that the Circle K site plan to be considered by the Commission would require a variance from the setback requirements currently imposed on the Circle K property.

This is to let the Commission know that (1) we are not opposed to the setback variance (which variance would place the new Circle K building very close to our property line) and (2) that we strongly support the site plan that is before the Commission.

We feel that the present site plan has a number of advantages over previously plans presented by Circle K, including:

- Directing light, customer traffic, and gas pump activity away from the residences that are immediately adjacent to and south of the Circle K property;
- Eliminating a drive lane that would have directed vehicular traffic (including tanker trucks) along the residences' property line;
- Offering a vehicular entrance/exit on Packard that has better sightlines for exiting vehicles than a prior plan's proposed Packard entrance/exit, as under such prior plan there was no real visibility for Packard pedestrian and vehicular approaching from the north given the location of the proposed building, and a current fence south of the proposed entrance/exit prevents visibility for Packard pedestrian and vehicular approaching from the south. The lack of visibility of the prior plan is not acceptable for a city that has indicated that it values the safety of pedestrians and bicyclists (many of which are children in this particular neighborhood);
- Moving the building toward the center of the property, rather than immediately up against Packard (as provided by the prior plan) provides some buffer for the commercial activity that is currently directed toward the Packard/Stadium intersection; and
- The plan now under consideration provides more trees to create a further buffer for residents from the commercial activity at the Circle K site.

We also would like to note our appreciation of the willingness of Circle K's representatives to meet with neighbors and to consider our concerns. We reiterate our support of the plan under consideration and do not object to setback variance that it would require.

As an additional note (as we understand that this a matter under control of the city), any noise mitigation or controls for the emptying of the dumpsters at the Circle K property (e.g., a pad underneath the dumpsters) would be appreciated as the significant noise that currently occurs when the dumpsters are emptied (usually between 4 and 6 a.m., twice a week) is not conducive to a residential neighborhood.

We look forward to the Commission's consideration of the site plan and thank you in advance for your consideration.

Jay and Jill Schloff
1423 Iroquois