



Legislation Details (With Text)

File #: 19-1718 **Version:** 1 **Name:** 10/21/19 - Shell Gas Station PUD Site Plan
Type: Resolution/Public Hearing **Status:** Passed
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Title: Resolution to Approve Shell Gas Station PUD Site Plan and Landscape Modification, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Shell Station Final SP.pdf, 2. 2679 Shell Staff Report-8-7-2019 w Attachments.pdf, 3. 2679 Ann Arbor-Saline Road - PUD Supplemental Regulations - Ordinance 13-23.pdf, 4. August 7, 2019 - Planning Commission Meeting Minutes.pdf, 5. 2679 Ann Arbor Saline Rd Zoning Map.pdf

Date	Ver.	Action By	Action	Result
10/21/2019	1	City Council	Held and Closed	
10/21/2019	1	City Council	Approved	Pass

Resolution to Approve Shell Gas Station PUD Site Plan and Landscape Modification, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 4,740 square foot two-story addition on the south side of the existing building to increase the total floor area to 8,820 square feet.

Petition Summary:

- The Site Plan proposes construction of a 4,740 square foot two-story addition on the south side of the building for a new overall floor area of 8,820-square feet.
- The curb cuts off Ann Arbor-Saline Road and W. Eisenhower Boulevard remain the same, leading to 15 newly proposed parking spaces fronting W. Eisenhower. The revised total of 38 parking spaces includes 12 spaces used for the gas pumps. This new parking area facing W. Eisenhower requires a ROW buffer area 15 feet wide with a 30 inch high wall to screen the fueling stations. The petitioner is requesting a landscape modification to provide a 10 feet wide buffer with a 30 inch high berm.
- The petitioner addressed issues raised by Planning Commission by planting more salt tolerant species for the right-of-way landscaping. A 4-foot high fence has been proposed along the rear building addition.

The City Planning Commission, at its meeting of August 7, 2019, recommended approval of this request.

Attachments: 8/7/19 Planning Staff Report

8/7/19 Planning Commission Minutes

2679 Ann Arbor-Saline Road PUD Supplemental Regulations (2013)

Prepared By: Chris Cheng, City Planner

Reviewed By: Brett D. Lenart, Planning Manager and Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, The Shell Gas Station PUD has requested site plan approval in order to develop 4,740 square foot two-story addition on the south side of the existing building;

Whereas, The Ann Arbor City Planning Commission, on August 7, 2019, recommended approval of the petition;

Whereas, The development would comply with the PUD zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That the City Council approves the Shell Gas Station PUD Site Plan dated 8/30/19; and

RESOLVED That the City Council approves the requested landscape modification to approve a 10 foot wide buffer with a 30" landscape berm, in lieu of the required 15 feet wide buffer with a 30" wall.