



Legislation Details (With Text)

File #: 12-0596 **Version:** 1 **Name:** 6/18/12 Shell PUD Site Plan
Type: Resolution/Public Hearing **Status:** Passed
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On agenda: 7/2/2012 **Final action:** 7/2/2012
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Title: Resolution to Approve Shell Service Station/Convenience Store PUD Site Plan, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 9 Years and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Shell Staff Report with attachments, 2. Shell Supplemental Regulations 3-1-12 Final.pdf

Date	Ver.	Action By	Action	Result
7/2/2012	1	City Council	Held and Closed	
7/2/2012	1	City Council	Approved	Pass

Resolution to Approve Shell Service Station/Convenience Store PUD Site Plan, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 9 Years and 0 Nays)

Attached is a resolution to approve the Shell Service Station/Convenience Store PUD Site Plan. Approval of this resolution will allow for the construction of an addition to an existing convenience store.

Petition Summary:

- The petitioner proposes constructing a 2,189-square foot addition onto the north and east sides of the existing 1,000-square foot convenience store and converting the existing 900-square foot car wash into retail area, for a new total of 4,089-square feet.
- The parking lot will be rearranged to accommodate required interior parking lot landscaping and add 7 spaces, for a new total of 16.
- Since no supplemental regulations were required as part of the original PUD approval, supplemental regulations have been created as part of this petition.

The City Planning Commission, at its meeting of April 17, 2012, recommended approval of this request. The petitioner addressed issues raised by Planning Commission by agreeing to move outdoor sales and display of merchandise from the front of the building to the side and rear of the building without blocking any pedestrian connections. This change is reflected in the PUD Supplemental Regulations.

Attachments: 4/17/12 Planning Staff Report
4/17/12 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Administrator

Whereas, The Shell Service Station/Convenience Store Revised PUD Site Plan has requested approval in order to develop a 4,089-square foot convenience store by adding a 2,189-square foot addition onto the north and east of the existing 1,000- square foot convenience store and converting the existing 900-square foot car wash into retail area;

Whereas, The Ann Arbor City Planning Commission, on April 17, 2012, recommended approval of the petition and the associated PUD zoning and supplemental regulations;

Whereas, The development would comply with the PUD (Planned Unit Development) 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 City Council approve the Shell Service Station/Convenience Store PUD Site Plan Site Plan dated 4/11/12.