



Legislation Details (With Text)

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Title: Resolution to Approve Tim Horton's Site Plan, South Side of Washtenaw Avenue, West of Huron Parkway (CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Sponsors:

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Attachments: 1. Tim Hortons 1-6-09 Staff Report.pdf, 2. Tim Hortons 1-6-09 CPC Minutes.pdf, 3. Tim Hortons 5-20-08 Staff Report.pdf, 4. Tim Hortons 5-20-08 CPC Minutes.pdf, 5. Tim Hortons Site Plan Reduction.pdf

Date	Ver.	Action By	Action	Result
11/16/2009	1	City Council	Held and Closed	
11/16/2009	1	City Council	Approved	Pass

Resolution to Approve Tim Horton's Site Plan, South Side of Washtenaw Avenue, West of Huron Parkway (CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Attached is a resolution to approve the Tim Horton's Site Plan. Approval of this resolution will allow for the construction of a 4,507- square foot gas station convenience store and drive-thru restaurant with 18 parking spaces built in one phase.

The City Planning Commission, at its meeting of January 6, 2009, recommended approval of this request.

Petition Summary:

The Site Plan proposes demolition of the existing 2,340-square foot building and construction of a new 4,507-square foot, one-story building containing both a convenience store and drive-thru restaurant. The parking lot and gas pumps are reconfigured to accommodate 18 parking spaces and 5 pump stations.

No impacts are proposed to natural features. 100-year storm water detention is provided underground on the northern portion of this site.

The petitioner addressed Planning Commission's concerns from the January 6, 2009 meeting by modifying the site plan in the following ways, as shown on the attached revised drawings:

- o Moving the proposed 8-foot wide sidewalk along Washtenaw Avenue 14 feet south to keep pedestrian traffic away from the street.
- o Adding a sidewalk at the corner of Washtenaw Avenue and Huron Parkway to enter the site.

- o Providing additional landscaping and a berm between the sidewalk and Washtenaw Avenue to match the existing sidewalk layout north of this site.
- o Modifying the entrance drive from Washtenaw Avenue. This new drive will only allow for right turns into and right turns out of the site.

Attachments: January 06, 2009 Planning Staff Report
January 06, 2009 Planning Commission Minutes (excerpt)
May 20, 2008 Planning Staff Report
May 20, 2008, Planning Commission Minutes (excerpt)
Site Plan Reduction
Landscape Plan Reduction
Elevations

Prepared by: Chris Cheng, City Planner

Reviewed by: Wendy L. Rampson, Interim Planning & Development Services Manager, Jayne Miller, Community Services Administrator

Whereas, SafeWay Oil requested site plan approval in order to construct a 4,507 square foot convenience store and drive-thru restaurant with 18 parking spaces to be constructed in one phase;

Whereas, The Ann Arbor City Planning Commission, on January 6, 2009, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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 or welfare;

RESOLVED, That City Council approve the Tim Horton's Site Plan subject to payment of street tree escrow of \$631.65 prior to issuance of building permits and subject to the disconnection of one footing drain prior to issuance of certificates of occupancy.