



Legislation Text

File #: 17-0845, **Version:** 1

Resolution to Approve Circle K Site Plan, 1420 E. Stadium Boulevard (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a new 4,000 square foot, single-story gas station and convenience store with four gasoline dispensing pumps capable of servicing 8 cars. The gasoline pumps will be covered by a 24 foot by 95 foot building canopy.

Petition Summary:

- The Site Plan proposes to demolish the existing 2,360 square foot gas station/convenience store building and construct a new 4,000 square foot, single-story gas station and convenience store with four gasoline dispensing pumps capable of servicing 8 cars. The gasoline pumps will be covered by a 24 foot by 95 foot building canopy. There will be 14 vehicle parking spaces provided for the convenience store, plus an additional 8 spaces for vehicles at the gas pumps. A total of 2 Class C bicycle spaces (1 bicycle hoop) will be located along the northeast side of the building and adjacent to the sidewalk leading to Packard. There are currently 4 curb cuts leading to the site, two curb cuts will be removed as a result of this project.
- The site plan required that several variances be granted from the Zoning Board of Appeals (ZBA). The first variance is for the driveway widths to East Stadium and Packard Road. The drives are designed wider than the maximum required width in order to allow for solid waste and gasoline tanker trucks to enter the site safely and most efficiently. The second variance was required for encroachment into the rear setback.
- A 15-foot wide Conflicting Land Use Buffer (CLUB) is required along the south and west property lines. A corner of the proposed building does encroach into the CLUB a maximum of eight feet for a total encroachment of 141 square feet, requiring a third variance. The encroachment is a triangle shape that extends into the CLUB a maximum of eight feet at the apex. The petitioner will construct a new 8-foot high wood fence along the south and western property lines for additional screening to the adjacent neighborhoods
- The petitioner has worked on several different designs for this site while working with staff and the neighborhood in order to minimize neighborhood impact and allow for safe and efficient vehicular and pedestrian traffic to the site. Due to the unique constraints of the deed restriction for the western third of the site, neighborhood concerns, vehicle circulation, the petitioner feels the proposed location is the best to minimize impacts to the neighborhood and light pollution from the gas pump canopy.

The City Planning Commission, at its meeting of May 2, 2017, recommended approval of this request contingent upon approval of the variances by the Zoning Board of Appeals.

The Zoning Board of Appeals, at its meeting of May 24, 2017, granted the three requested variances.

Attachments: May 2, 2017 Planning Staff Report
May 2, 2017 Planning Commission Minutes
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Howard S. Lazarus, City Administrator

Whereas, Circle K Corporation has requested site plan approval in order to develop a new 4,000 square foot, single-story gas station and convenience store with four gasoline dispensing pumps capable of servicing 8 cars;

Whereas, The Ann Arbor City Planning Commission, on May 2, 2017, recommended approval of the petition;

Whereas, The Ann Arbor Zoning Board of Appeals, on May 24, 2017, recommended approval of the requested variances;

Whereas, The development would comply with the C3 (Fringe Commercial) 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 Circle K Site Plan dated April 25, 2017