

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 7, 2016

**SUBJECT: Circle K Site Plan for City Council Approval
(1420 East Stadium Boulevard)
File No. SP15-014**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Circle K Site Plan, subject to approval of one variance (driveway width) from the Zoning Board of Appeals.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved**, because, with the requested variances, the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; comply with local, state and federal laws and regulations; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on the southwest corner of East Stadium Boulevard and Packard Road (South Area, Mallets Creek Watershed).

SITE PLAN HISTORY

This site plan was postponed at the March 15, 2016 Planning Commission meeting in order to allow the petitioner time to address concerns mentioned by the Planning Commission. These concerns included: the location of the building within the rear setback (variance required), site lighting, canopy structure, and the driveway proximity to the intersection of Packard and West Stadium intersection.

The petitioner has responded by redesigning the site and moving the building toward the corner of Packard and East Stadium, utilizing the 10 foot minimum setback along Packard. As a result, the driveway to Packard has been shifted to the south, away from the intersection. Moving the building toward the intersection also eliminated the need for a rear setback variance; however, variances for both driveway widths are still required. The number of gas pumps has been reduced by two for a total of 6 pumps. The petitioner has also revised the supplemental photometric study that was submitted. All lights on the canopy are flush with the canopy ceiling at 15 feet in height. The canopy has a three foot high fascia that wraps the canopy and extends one foot below the height of the lights to provide additional screening.

DESCRIPTION OF PETITION

The petitioner seeks 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 three gasoline dispensing pumps capable of servicing 6 cars. The building will be located at

the corner of Packard and East Stadium, extending 100 feet south along Packard. There will be one pedestrian entrance to the building located on the west side facing the gas pumps. Exterior materials consist of mixture of brick and stone on all four sides. Faux or spandrel glass windows are located along the Packard and East Stadium building façades. The gasoline pumps will be covered by a 71 foot by 24 foot canopy which will be 14 feet high. There will be 15 vehicle parking spaces provided for the convenience store, plus an additional 6 spaces for vehicles at the gas pumps. A total of 8 Class C bicycle spaces (4 bicycle hoops) will be located along the northeast side of the building and adjacent to the building. Benches will also be provided in a small landscaped area at the corner of West Stadium and Packard. There is a sidewalk connection from the Packard Road sidewalk to the front of the building. A delivery and loading space has been designated along the south edge of the building adjacent to Packard.

There are currently 4 curb cuts leading to the site, two curb cuts will be removed as a result of this project.

Based on the total area of impervious surface on the site, the petitioner is required to provide first flush, bankfull and 100 year storm detention capacity. The storm water treatment system will be designed for infiltration and will be located under the parking lot along the East Stadium Boulevard frontage, in between the gas pumps and the front property line. There currently is no storm water management system for the site.

The underground storage tanks were replaced approximately 4 years ago and the petitioner was required to remediate any environmental contamination consistent with the standards of the Michigan Department of Environmental Quality.

There are eight landmark trees located on the site; six will be removed for construction or installation of required mitigation trees. All trees removed will be mitigated on site as required. The petitioner is required to bring the site up to current landscaping standards. This will result in right-of-way buffer vegetation, a 30 inch high screening wall along the front property line, and additional landscape islands and site landscaping, including 51 trees and 41 shrubs being added to the site.

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 site currently has two zoning designations P (Parking) and C3 (Fringe Commercial). The western third of the site is zoned P. Due to a deed restriction filed with the existing gas station construction, this area can never contain a structure of any type and must remain parking until said deed restriction is released. As a result, the building and gas canopy must be constructed on the remaining eastern two thirds of the site which is zoned C3; no rezoning is required.

The site plan as proposed requires that variances for both driveway widths be granted from the Zoning Board of Appeals (ZBA). 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. Due to the unique constraints of the deed restriction for the western third of the site, vehicle circulation and the requirement for employees to have direct eye contact with the gas pumps, the petitioner feels the proposed site plan is the best to minimize impacts, including light pollution, to the neighborhood and address Planning Commission concerns.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial	C3 (Fringe Commercial District)
EAST	Commercial	C3 (Fringe Commercial District)
SOUTH	Residential	R1C (Single-Family Residential District)
WEST	Residential	R1C (Single-Family Residential District)

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		C3 (Fringe Commercial District) and P (Parking)	C3 (Fringe Commercial District) and P (Parking)	C3
Gross Lot Area		37,589 sq ft	37,589 sq ft	6,000 sq ft MIN
Floor Area in % of Lot Area		6.3% (2,360 sf)	11% (4,000 sf)	200% MAX
Setbacks	Front (East Stadium)	45.85 ft	10 ft	10 ft MIN 25ft MAX
	Front (Packard)	44.90 ft	10 ft	10 ft MIN 25ft MAX
	Side(s)	119.95 ft	48 ft	0 ft MIN
	Rear	62.40 ft	158 ft	30 ft MIN (adjacent to res.)
Height		15 ft/1 story	23 ft/1 story	55 ft/4 stories MAX
Parking - Automobiles		13 spaces	15 spaces 6 spaces (gas pumps)	17 spaces MIN
Parking – Bicycles		None	8 spaces – Class C	2 spaces MIN total - Class C

HISTORY

The existing building was constructed in the mid-1950's and no site plan exists on file. It has been used continually as a gas station/convenience store since that time.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as part of the South Area and recommends continued commercial uses. The plan contains design recommendations for commercial development, including the use of masonry, extensive landscaping, reduced setbacks along the street and public access linkage.

The Non-motorized Transportation Plan recommends eliminating unnecessary curb cuts and ensuring adequate non-motorized access to the site. Packard Road was recently resurfaced, as a result, there is a street cut moratorium in effect until 2018.

STAFF COMMENTS

Systems Planning (Engineering) – There is no sanitary mitigation required for this project.

Systems Planning (Landscaping) – It appears several trees adjacent to the southern property line could be saved through construction. Preservation of these trees would also align with some requests of some adjacent property owners. While the petitioner has shown the required mitigation for these trees, if the trees are saved, the overall mitigation required would be reduced accordingly.

Planning – Over the last couple years, the petitioner has worked through many different versions of the plan in order to address concerns of the neighborhood and city staff, while working with unique constraints of the proposed use and existing deed restriction. In March 2016, Planning Commission offered comments which resulted in additional revisions and the redesigned plan. Staff does support the site plan and requested variances for driveway widths as presented. However, staff has expressed concerns about the building elevations facing East Stadium and Packard. While the use of materials and varied elevations offers some relief from a 'blank wall', staff has recommended the use of real windows, instead of spandrel glass, and possibly public entrance along Packard to help activate the Packard frontage. The building will be constructed with brick and stone elements with a flat roof. The majority of vehicle parking is facing the building that will help to screen the neighborhood from headlights as well as some site lighting.

Site lighting, in particular canopy lighting, was a major concern for the adjacent neighbors. In order to address this concern, the petitioner has lowered the canopy to the minimum height possible and recessed canopy lighting and will not light the exterior of the canopy. They have also submitted an extensive photometric plan conducted by an outside consultant. The plan details lighting levels and fixtures that reduce light pollution beyond the code requirement. The lighting plan uses fixtures and screening to reduce off site light trespass; these elements are part of the submitted site plan and must be constructed as shown on the plan.

The proposed site design and redevelopment is consistent with the Master Plan: Land Use Element retail design recommendations, including the use of masonry, pedestrian access, extensive landscaping, and reduced setbacks along the street. The site provides public access linkages from the public sidewalks to the proposed building.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
mg

Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan

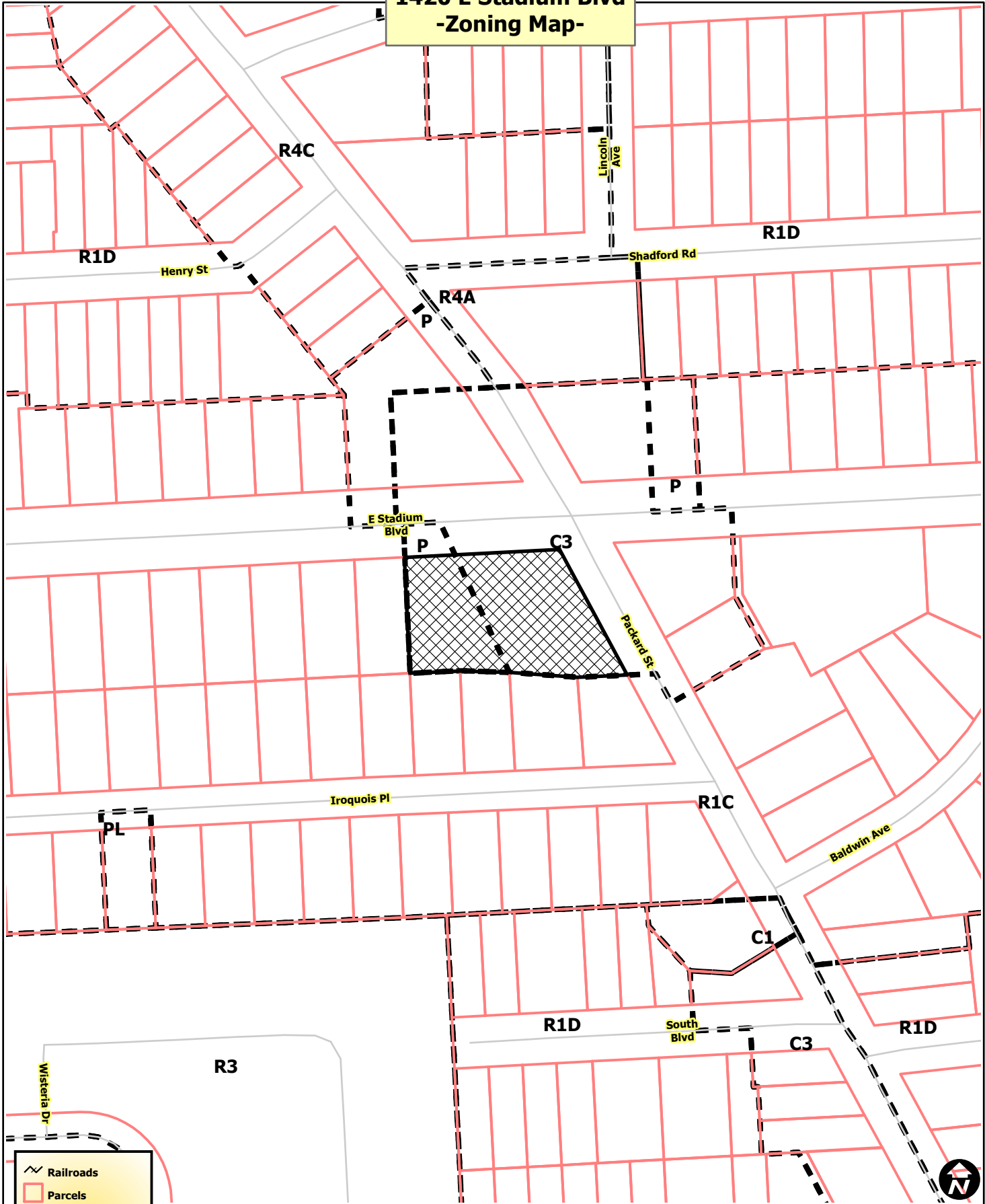
Elevations
3/15/16 Planning Staff Report
3/15/16 Site Plan

c: Petitioner: Todd Quatro
Quatro Construction LLC
201 North Park Street
Ypsilanti, MI 48198

Owner: Richard Lawrence
Circle K
1420 East Stadium
Ann Arbor, MI 48104

City Attorney
Systems Planning
File No. SP15-014

1420 E Stadium Blvd -Zoning Map-



Legend

- Railroads
- Parcels
- Zoning**
- Township Islands
- Zoning Districts
- Huron River



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1420 E Stadium Blvd -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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**1420 E Stadium Blvd
-Aerial Map-**



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CIRCLE-K GAS STATION

ISSUE DATE
2/19/15
03/09/16
2/23/15
04/12/16
5/3/15
04/25/16
5/27/15
05/03/16
9/24/15
06/09/16
12/10/15
06/16/16
12/24/15
07/12/16
12/28/15
01/04/16
01/22/16
02/22/16

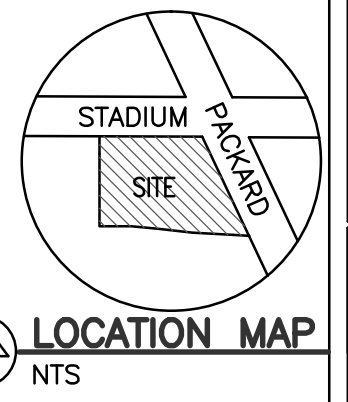
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CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

ARCHITECTURAL SEAL:

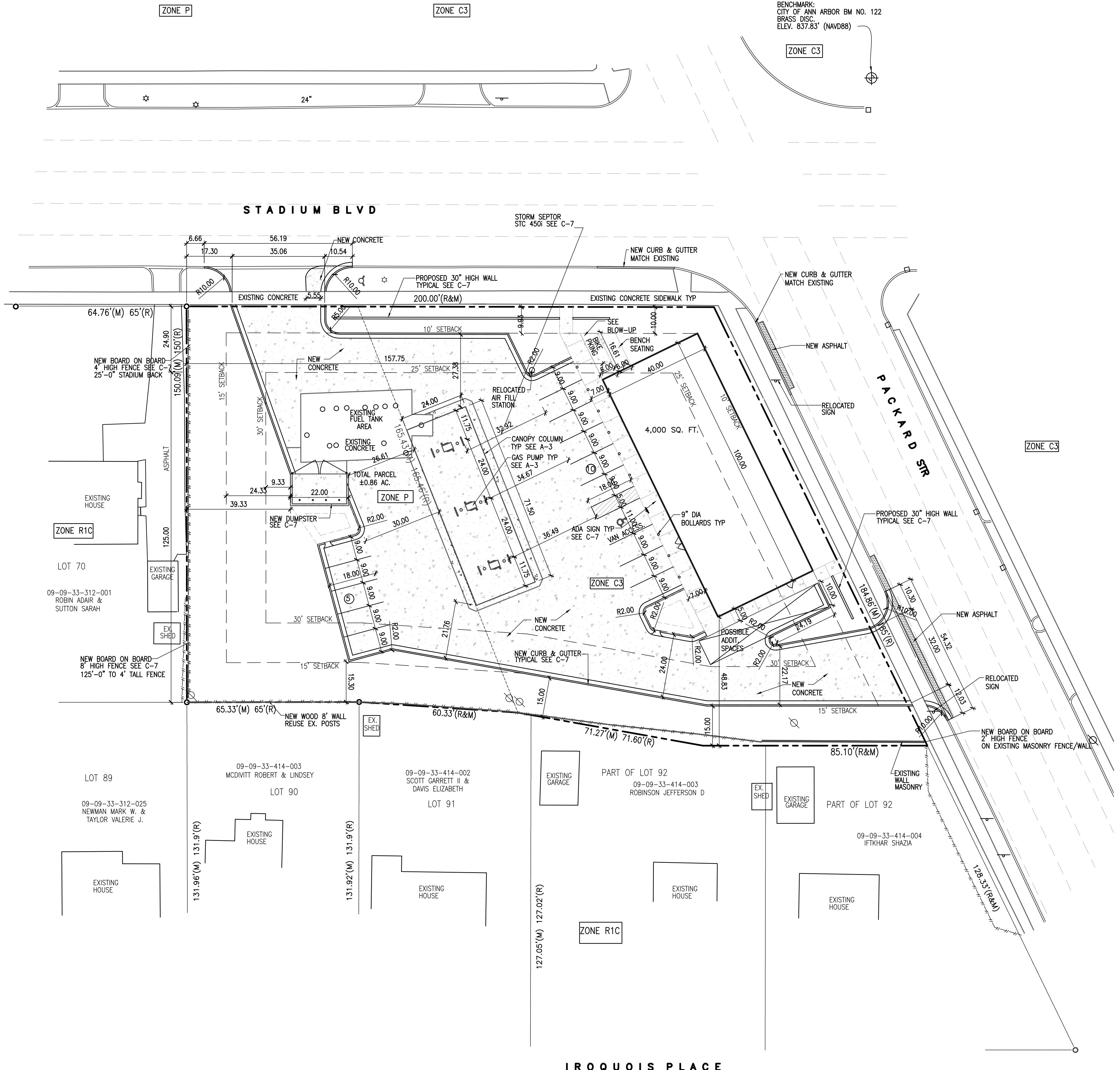
PROJECT NO.: **2621**

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO.:
C-3



BENCHMARK:
CITY OF ANN ARBOR BM NO. 122
BRASS DISC
ELEV. 837.83' (NAVD88)



NOTES:
1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS, WHICH ARE INCLUDED BY REFERENCE.
2. THE OMISSION OF ANY STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICE STANDARD SPECIFICATIONS.

NOTE:
NO EXTERIOR MUSIC OR AUDIO USE EXCEPT NECESSARY COMMUNICATION BETWEEN CUSTOMER AND ATTENDANT.

NOTE:
THE SIDEWALK AT THE DRIVE APPROACH SHALL "CARRY-THROUGH" THE APPROACH, AND NOT RAMP DOWN.

NOTE:
PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL C OF O FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

NOTE:
SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN. DETAILED CONSTRUCTION PLANS FOR NEW SIDEWALK, INCLUDING BOTH LONGITUDINAL AND TRANSVERSE GRADES, AND SPECIFICALLY INFORMATION CONCERNING RAMPS, WILL BE SUBMITTED TO PROJECT MANAGEMENT FOR REVIEW AND APPROVAL AT THE CONSTRUCTION PLAN STAGE.
MANY OF THE DETAILS CONCERNING GRADES WILL BE WORKED OUT DURING THE SITE PLAN STAGE IN ORDER TO GAIN GRADING PLAN APPROVAL.

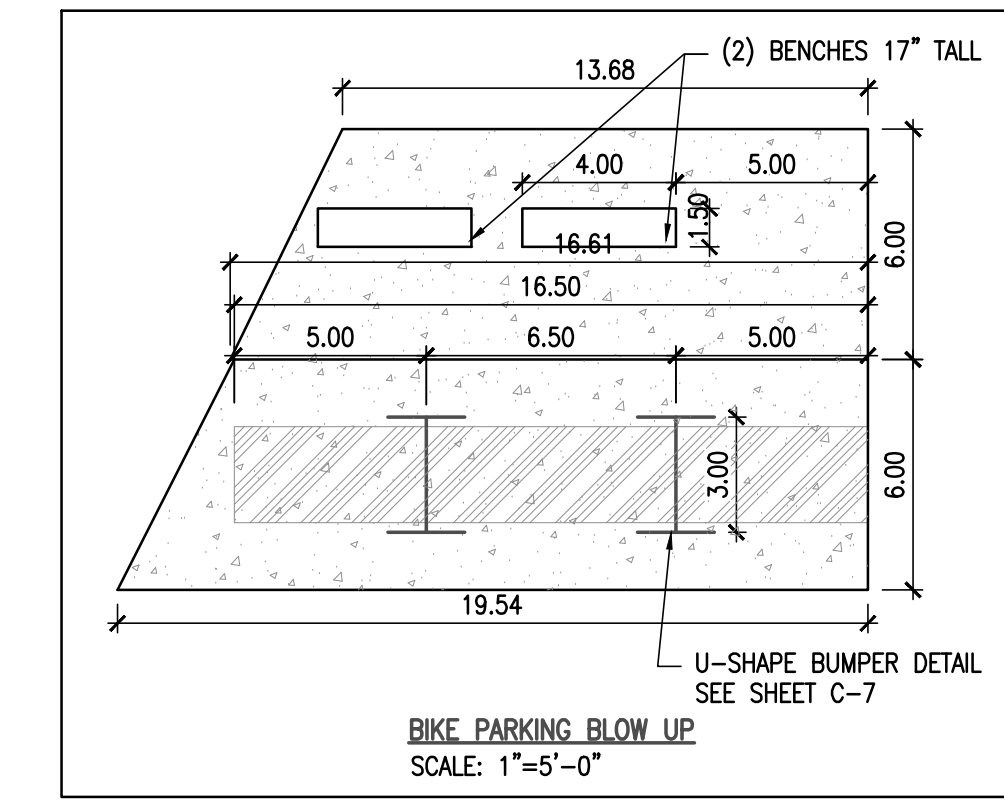
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTE
ZONING	C3	P/C3	P/C3	
FRONT YARD-BLDG	10.00/25.00	45.85/44.90	10/10	
SIDE YARD	30.00	119.95	48	
REAR YARD	30.00/30.00	119.95/62.40	158/48.83	
PARKING	20	13 PK 8 PUMP	15 PK 6 PUMP	
PARKING SPACE	9x18	9x18	9x18	
HC PARKING	1	1	1	
PARKING AISLE	22.0	22.0	22-36	
BICYCLE PARKING	1C	0	2C	SERVICES 4 BIKES
MAXIMUM HEIGHT	55	15.4	19.2	
STORIES	4 MAX	1	1	
MIN SITE AREA	6000	37,589 SQFT	37,589 SQFT	
MAX FLOOR RATIO	200%	6.3%	10.0%	
MIN WIDTH	60	150	150	
BLD AREA		2360	4000	

PARKING CALCULATIONS:
1 SPACE PER 200 SQ.FT. OF FLOOR AREA:
4000/200 = 20 SPACES REQUIRED

HOURS OF OPERATION: 24 HR

PARCEL ID#09-09-33-414-006

LEGAL DESCRIPTION:
LOTS 71 & 72 FRISINGER LAND CO SECOND SUBD



LEGEND:

- NEW LIGHT POLE
- ⊠ TRANSFORMER
- UTILITY POLE
- ☀ LIGHT POLE
- ⊕ GUY ANCHOR
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- ⊙ STORM MANHOLE
- ⊞ CURB INLET
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEAN OUT
- ⊞ GAS METER
- ⊙ GAS VALVE
- ⊙ ELECTRIC MANHOLE
- ⊙ SIGN
- ⊙ RAILROAD SIGNAL POLE
- ⊙ WATER CURB STOP
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ MONITOR WELL
- ⊙ FOUND SURVEY IRON
- ⊙ COMMUNICATION MANHOLE

- TOP OF CURB (ELEV.)
- TOP OF GUTTER (ELEV.)
- TOP OF WALK (ELEV.)
- PAVEMENT
- TOP OF INLET (ELEV.)
- NEW CONCRETE
- NEW ASPHALT
- GAS (G)
- SANITARY (SAN)
- STORM (STM)
- WATERMAIN (WM)
- OVERHEAD WIRE
- UNDERGROUND CABLE
- EX. DITCH OR SWALE CENTERLINE
- EASEMENTS
- RAILROAD
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- GUARD RAIL



SITE LAYOUT PLAN
SCALE 1"=20'



LANDSCAPE REQUIREMENTS:

R-O-W LANDSCAPE:
 1 DEC TREE PER 30 LINEAR FEET OF VEHICLE SCREENING FRONTAGE, OPAQUE WALL (MIN 30" HIGH),
 1 SHRUB PER 4 LINEAR FEET.
 163 LINEAR FEET OF VEHICLE SCREENING FRONTAGE.
 6 TREES REQUIRED, 41 SHRUBS REQUIRED.
PROVIDED:
 6 NEW TREES WITH 41 NEW SHRUBS.

ABUTTING LAND:
 1 TREE PER 15 LINEAR FEET, MIN 50% CONIFEROUS
 432 LINEAR FEET OF ABUTTING LAND.
 29 TREES REQUIRED. (14 DEC, 15 CON)
PROVIDED:
 15 TREES CONIF TREES
 4 DEC TREES
 10 EXISTING TREES (DEC)
 403 LINEAR FEET OPAQUE WALL (8' TALL)
 25 LN FT OPAQUE WALL (4' TALL)
 (REUSING EXISTING FENCE POSTS AS MUCH AS POSSIBLE TO NOT DISTURB CRITICAL ROOT ZONES.)

INTERIOR LANDSCAPE:
 1 SQUARE FOOT PER 20 SOFT VEHICULAR PAVEMENT, UNDER 50,000 SQFT.
 18,480 SOFT VEHICULAR PAVEMENT / 20 = 924 LANDSCAPE AREA REQUIRED.
 WITH 1 DEC TREE REQUIRED PER 250 SQFT. = DEC TREE REQ. = 4
PROVIDED:
 AREA 1= 250 SQFT WITH 1 DEC TREE
 AREA 2= 250 SQFT WITH 1 DEC TREE
 AREA 3= 186 SQFT WITH 1 DEC TREE
 AREA 4= 241 SQFT WITH 1 DEC TREE

TOTAL SQFT = 927 SQFT
 SQUARE FEET PROVIDED > 924 OK
 BIORETENTION REQUIRED 50% OF 924 = 462
 BIO #4= 241
 BIO #2= 250
 250+241= 491 > 462 OK

LANDMARK TREE MITIGATION:
 TREE #10 CHINESE ELM 20" DBH REMOVED: 20"/2" = 10" REQUIRED REPLACEMENT
 TREE #15 CHINESE ELM 19" DBH REMOVED: 19"/2" = 9.5" REQUIRED REPLACEMENT
 TREE #20 SCOTCH PINE 18" DBH REMOVED: 18"/2" = 9" REQUIRED REPLACEMENT
 TREE #24 CHINESE ELM 32" DBH REMOVED: 32"/2" = 16" REQUIRED REPLACEMENT
 TREE #26 CHINESE ELM 28" DBH REMOVED: 28"/2" = 14" REQUIRED REPLACEMENT
 TREE #27 CHINESE ELM 30" DBH REMOVED: 30"/2" = 15" REQUIRED REPLACEMENT
 TOTAL DBH REPLACEMENT=73.5"

MIXTURE OF TREES:
 (20) 3.5" = 70"
 (2) 2" = 4"
 70+4= 74" > 73.5" OK

LANDSCAPE NOTES: CHAPTER 62 SECTION 5:607:
 (4) Specifications for treatment of compacted soil on the entire site. USE OF A AERATOR OVER COMPACTED SOIL AREAS SHALL BE UTILIZED TO LOOSEN SOIL FOR NEW GRASS & VEGETATION.
 (5) Specifications for planting media in landscaped areas. ADDITIONAL SOIL SHALL BE FILTERED TOPSOIL. MULCH SHALL BE HARDWOOD, NON DYED FREE OF DEBRIS.
 (13) Identification of snow storage areas including a statement that snow shall not be pushed onto interior landscape islands unless designed for snow storage. SHOWN ON PLAN. SNOW SHALL NOT BE PUSHED ONTO INTERIOR LANDSCAPE AREAS.

NATURAL FEATURE IMPACT

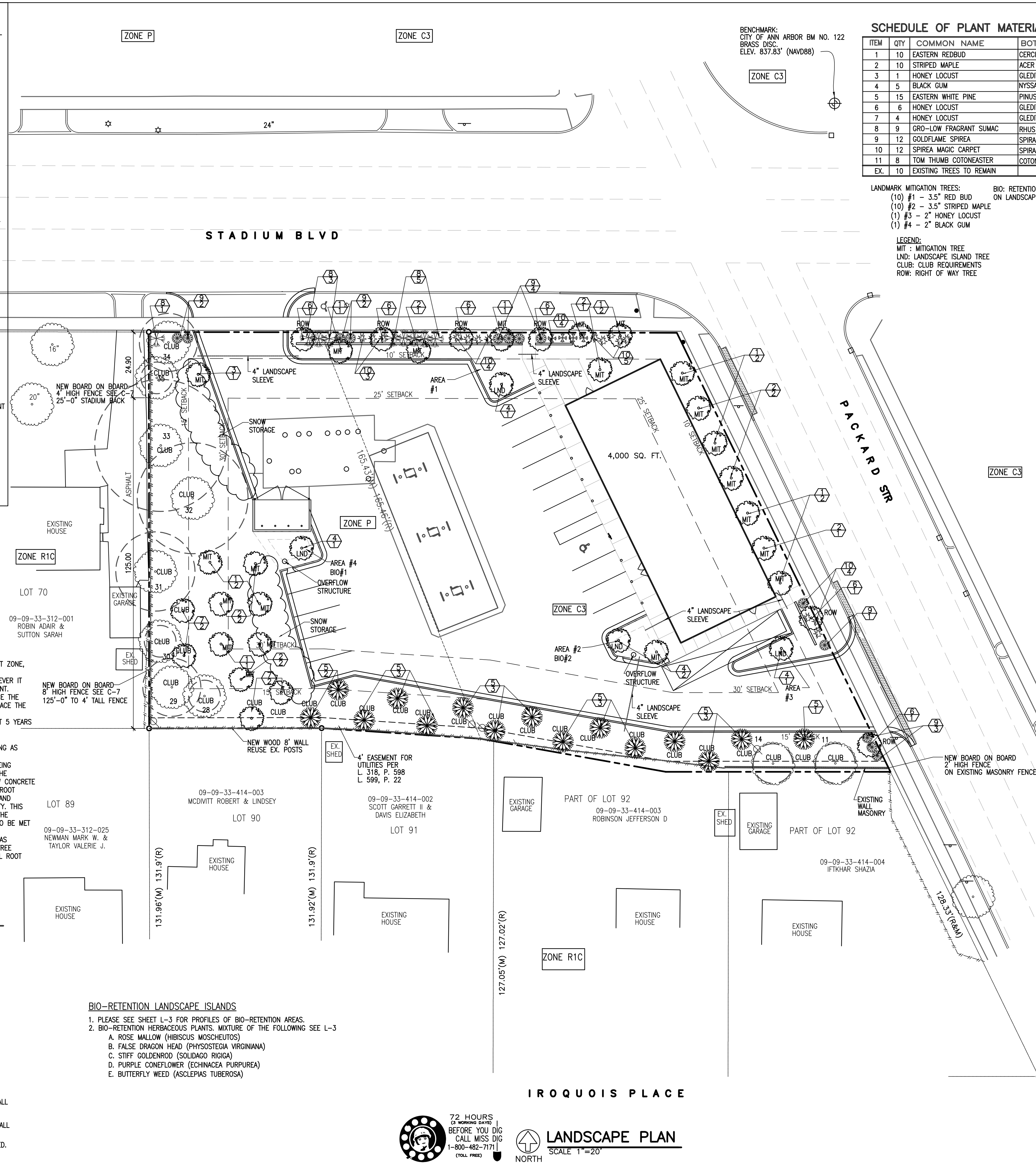
WE ARE REMOVING SIX (6) LANDMARK TREE. (#10,15,20,24,26,27) REMAINDER OF LANDMARK TREES, WE ARE STAYING OUT OF THEIR CRITICAL ROOT ZONE, JUST WORKING CLOSELY
 WE TRIED TO WORK AROUND THE EXISTING TREES AS MUCH AS POSSIBLE, HOWEVER IT WAS NOT POSSIBLE TO ACCOMMODATE ALL THE LANDMARK TREES AND THE CLIENT.
 WE ARE ADDING STORM WATER DRAINAGE UNDER THE NEW PAVEMENT TO REDUCE THE WATER GOING ONTO NEIGHBORING PROPERTIES WHICH LIMITS WHERE WE CAN PLACE THE BUILDING AND PUMP ISLANDS.
 IN ADDITION THERE ARE EXISTING TANKS THAT WERE REPLACED WITHIN THE PAST 5 YEARS THAT THE CLIENT IS NOT ABLE TO INCUR THE COST FOR RELOCATING

WE ARE REMOVING ALL EXISTING R-O-W TREES #1-#10 AND WILL BE REPLACING AS REQUIRED BY ORDINANCE
 ALL TREES ALONG THE SOUTH PROPERTY MINUS #28, #14 & #11 ARE BEING REMOVED AS WE CANNOT GUARANTEE THEIR SURVIVAL DURING CONSTRUCTION. THE CRITICAL ROOT ZONES FOR THESE TREES AND WITHIN THE DEMOLITION AND NEW CONCRETE AREAS. WITH PREVIOUS SITE PLANS I WAS TOLD WORKING WITHIN THE CRITICAL ROOT ZONES WAS NOT RECOMMENDED. TO ENSURE MOVEMENT AROUND THE SITE AND FUTURE TREES WE HAD TO REMOVE THE TREES ALONG THE SOUTHERN PROPERTY. THIS ALLOWS US TO ADDRESS THE CONCERN FOR THE DRIVE TO BE AS FAR FROM THE INTERSECTION AS POSSIBLE AND ALSO ALLOWS FOR THE CLUB REQUIREMENTS TO BE MET AS WE ARE NOT ALLOWED TO PLANT WITHIN CRITICAL ROOT ZONES.
 ALL CLUB REQUIREMENTS ARE NOW BEING MET. WE DID KEEP AS MANY TREES AS POSSIBLE TO REDUCE MITIGATION REQUIREMENTS. THOUGH AS THE DEMOLITION TREE PROTECTION SHEET SHOWS, WE WERE CUTTING INTO TOO MUCH OF THE CRITICAL ROOT ZONES TO KEEP MORE TREES.

STREET TREE ESCROW FEE:
 \$1.30 PER LINEAR FOOT OF STREET FRONTAGE
 =300' X \$1.3 = \$390.00

NOTE:

- PLANTS SHALL BE NURSERY GROWN, FREE OF DISEASE AND SIZES CONFORM TO AMERICAN NURSERYMAN STANDARDS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE THIS SHOULD BE ACCOMPLISHED BY THE FOLLOWING STANDARDS:
 - ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZARD.
 - ALL PLANTED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION, CLEAR OF UNDESIRABLE UNDERGROWTH
 - REPLACEMENT PLANTS SHALL CONFORM TO THE STANDARDS THAT GOVERN ORIGINAL INSTALLATION.
- UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED ADEQUATE TO MAINTAIN LANDSCAPE AREAS
- ALL APPLICATIONS OF FERTILIZER BEYOND INITIAL TOPSOIL AND SEEDING SHALL BE FERTILIZED WITH NO PHOSPHORUS.
- ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHOWN ON THE SITE PLAN SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON.
- ALL REMOVED INVASIVE SPECIES (TREE OF HEAVEN) TO BE CUT AND TREATED.
- ALL DEAD TREES TO BE REPLACED TO MATCH EXISTING



SCHEDULE OF PLANT MATERIALS

ITEM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
1	10	EASTERN REDBUD	CERCIS CANADENSIS	3.5" CAL	B&B	MITIGATION
2	10	STRIPED MAPLE	ACER PENNSYLVANICUM	3.5" CAL	B&B	MITIGATION
3	1	HONEY LOCUST	GLADISTIA TRIACANTHOS	2" CAL	B&B	MITIGATION
4	5	BLACK GUM	NYSSA SYLVATICA	2" CAL	B&B	(4) LANDSCAPE ISLAND, (1) MITIGAT
5	15	EASTERN WHITE PINE	PINUS STROBUS	7" TALL	B&B	CLUB REQ.
6	6	HONEY LOCUST	GLADISTIA TRIACANTHOS	2" CAL	B&B	R-O-W SCREEN
7	4	HONEY LOCUST	GLADISTIA TRIACANTHOS	3.5" CAL	B&B	CLUB
8	9	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA "GRO-LOW"	3 GAL	B&B	R-O-W SCREEN
9	12	GOLDFLAME SPIREA	SPHIRARA BUMALDA "GOLDFLAME"	3 GAL	POT	R-O-W SCREEN
10	12	SPIREA MAGIC CARPET	SPHIRARA "MAGIC CARPET"	3 GAL	POT	R-O-W SCREEN
11	8	TOM THUMB COTONEASTER	COTONEASTER APICULATUS "TOM THUMB"	3 GAL	POT	R-O-W SCREEN
EX.	10	EXISTING TREES TO REMAIN				

LANDMARK MITIGATION TREES:
 (10) #1 - 3.5" RED BUD
 (10) #2 - 3.5" STRIPED MAPLE
 (1) #3 - 2" HONEY LOCUST
 (1) #4 - 2" BLACK GUM

BIO: RETENTION BEDS LANDSCAPE SHOWN ON LANDSCAPE TREE PROTECTION PLAN L-3

NOTE: IF AT TIME OF INSTALLATION ANY TREE IS UNAVAILABLE IN THE SIZE LISTED, ALTERNATIVES MUST BE APPROVED BY CITY OF ANN ARBOR.

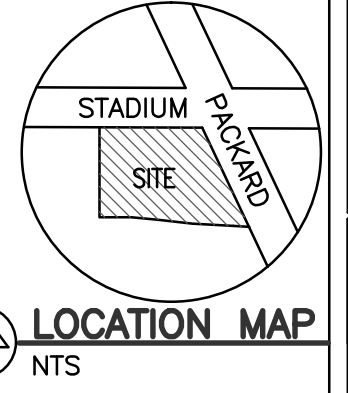
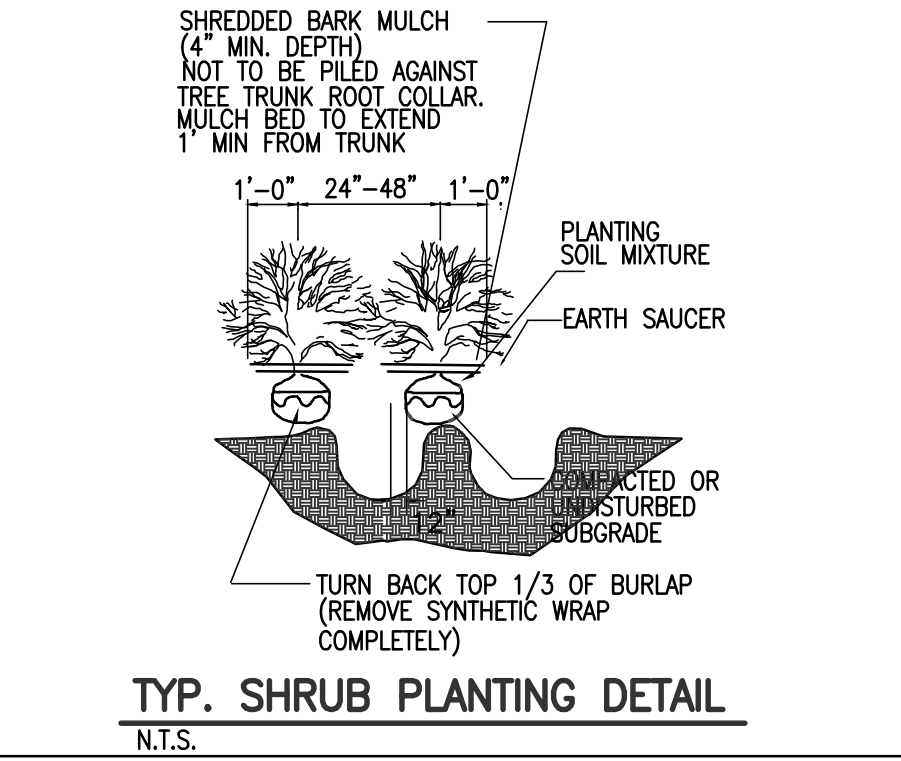
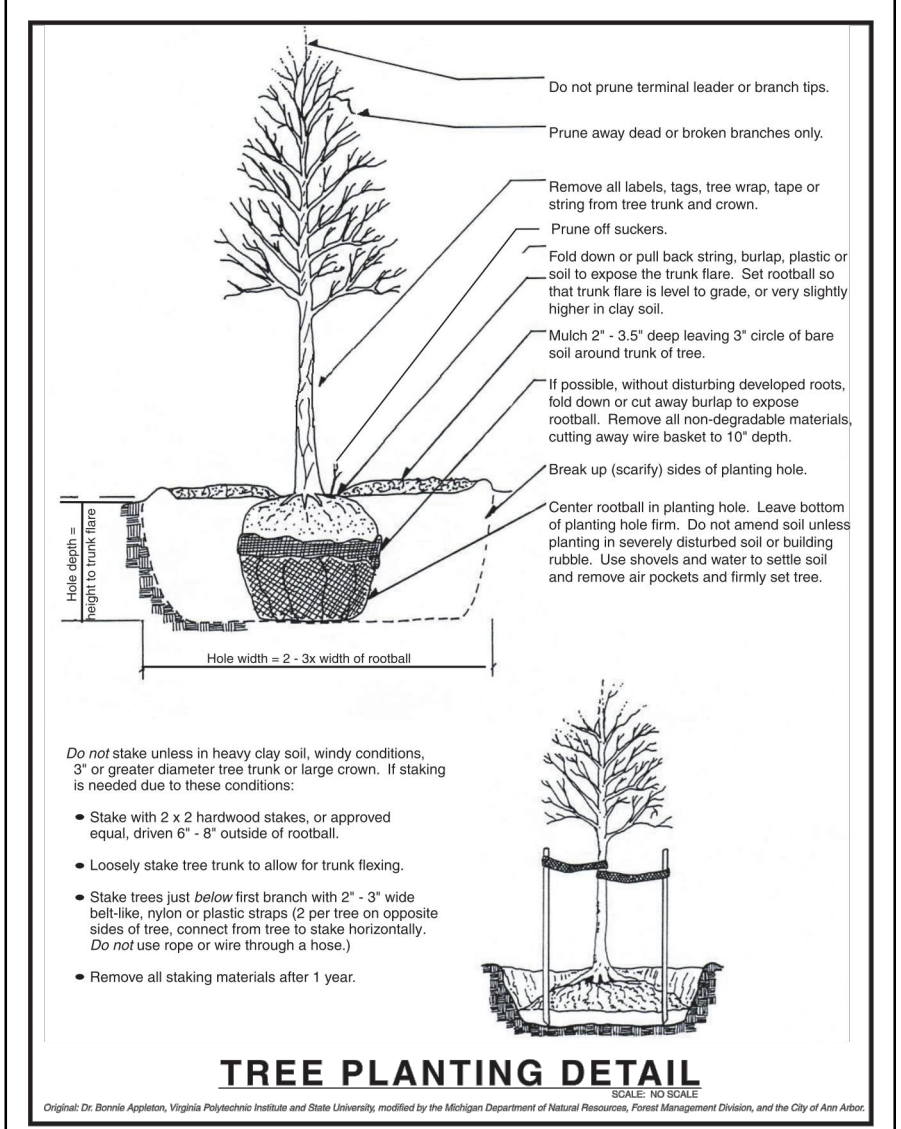
LEGEND:
 MIT : MITIGATION TREE
 LND: LANDSCAPE ISLAND TREE
 CLUB: CLUB REQUIREMENTS
 ROW: RIGHT OF WAY TREE

TREE CHART

TREE	LM	DBH	CONDITION	KEPT/REMOVE/RELOCATE
1- SHADE MASTER HONEYLOCUST 10" CAL	N	11.5"	GOOD	1- REMOVE
2- SHADE MASTER HONEYLOCUST 10" CAL	N	8.5"	GOOD	2- REMOVE
3- SHADE MASTER HONEYLOCUST 10" CAL	N	9"	GOOD	3- REMOVE
4- SHADE MASTER HONEYLOCUST 10" CAL	N	8"	GOOD	4- REMOVE
5- SHADE MASTER HONEYLOCUST 10" CAL	N	10.2"	GOOD	5- REMOVE
6- SHADE MASTER HONEYLOCUST 10" CAL	N	8"	GOOD	6- REMOVE
7- SHADE MASTER HONEYLOCUST 10" CAL	N	9"	GOOD	7- REMOVE
8- SHADE MASTER HONEYLOCUST 10" CAL	N	10"	GOOD	8- REMOVE
9- SHADE MASTER HONEYLOCUST 12" CAL	N	11"	GOOD	9- REMOVE
10- CHINESE ELM 12" CAL	Y	20"	FAIR	10- REMOVE
11- CHINESE ELM 10" CAL	N	7.5"	FAIR	11- KEPT
12- CHINESE ELM 16" CAL	N	13"	FAIR	12- REMOVE
13- AMERICAN ELM 12" CAL	N	17"	POOR	13- REMOVE
14- AMERICAN ELM 8" CAL	N	11.5"	FAIR	14- KEPT
15- CHINESE ELM 16" CAL	Y	19"	FAIR	15- REMOVE
16- NORWAY MAPLE 6" CAL	N	6"	DEAD	16- REMOVE
17- AMERICAN ELM 8" CAL	N	10"	FAIR	17- REMOVE
18- AMERICAN ELM 16" CAL	N	9"	FAIR	18- REMOVE
19- CLUMP MULBERRY - 4"-8" CAL	N	8"	GOOD	19- REMOVE
20- SCOTCH PINE 20" CAL	Y	18"	GOOD	20- REMOVE
21- SCOTCH RED PINE 20" CAL	N	16"	GOOD	21- REMOVE
22- SCOTCH RED PINE 12" CAL	N	14"	GOOD	22- REMOVE
23- BUCKTHORN 8" CAL	N	6"	POOR	23- REMOVE
24- CHINESE ELM 70" CAL	Y	32"	GOOD	24- REMOVE
25- HONEY SUCKLE SHRUB	N	SHRUB	24"	SHRUB KEPT
26- CHINESE ELM 40" CAL	Y	28"	FAIR	26- REMOVE
27- CHINESE ELM 60" CAL	Y	30"	FAIR	27- REMOVE
28- BOX ELDER 2-6" CAL	N	2"	GOOD	28- KEPT
29- MULBERRY 26" CAL	N	11"	FAIR	29- KEPT
30- NORWAY MAPLE 6" CAL	N	6"	GOOD	30- KEPT
31- POPLAR 18" CAL	N	15"	GOOD	31- KEPT
32- CHINESE ELM 24" CAL	Y	21"	FAIR	32- KEPT
33- CHINESE ELM 26" CAL	Y	25"	FAIR	33- KEPT
34- SHADE MASTER HONEY LOCUST 14" CAL	N	11"	GOOD	34- KEPT
35- SHADE MASTER HONEY LOCUST 6" CAL	N	3"	GOOD	35- KEPT

*CHART UPDATED PER ARBORIST VISIT TO SITE 9-28-15

NOTES:
 1. NO TREE PROPOSED TO REPLACE INVASIVE TREES.
 2. ROOT PROTECTION FENCE SEE L-3



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ROBERT NOE ARCHITECTURE
 9103 NUNION #135
 TECUMSEH MI 48226
 (734) 693-0822

QUATRO CONSTRUCTION LLC
 DESIGN BUILD CONTRACTOR
 COMMERCIAL/INDUSTRIAL/RESIDENTIAL
 201 NORTH PARK STREET
 YPSILANTI, MI 48198
 PHONE (734) 485-7737, FAX (734) 485-7873

CIRCLE-K GAS STATION

ISSUE DATE

2/19/15	03/09/16
2/23/15	04/12/16
5/3/15	04/25/16
5/27/15	05/03/16
8/24/15	06/09/16
12/10/15	06/16/16
12/24/15	07/12/16
12/28/15	07/29/16
01/04/16	
01/22/16	
02/22/16	

DRAWN BY: R.S.
 CHECKED BY: R.N.
 APPROVED BY: R.N./T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: **2621**

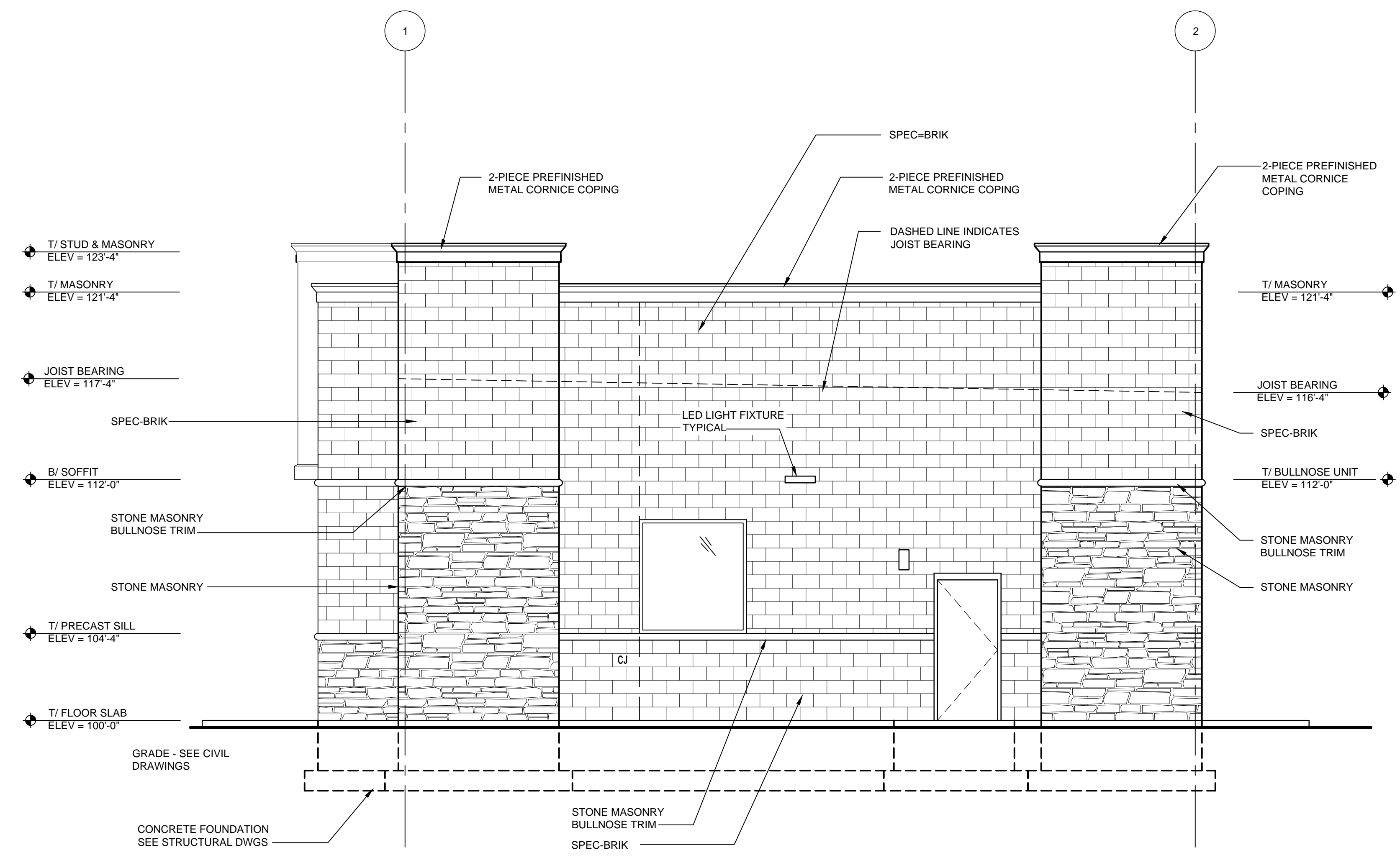
SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:
L-1

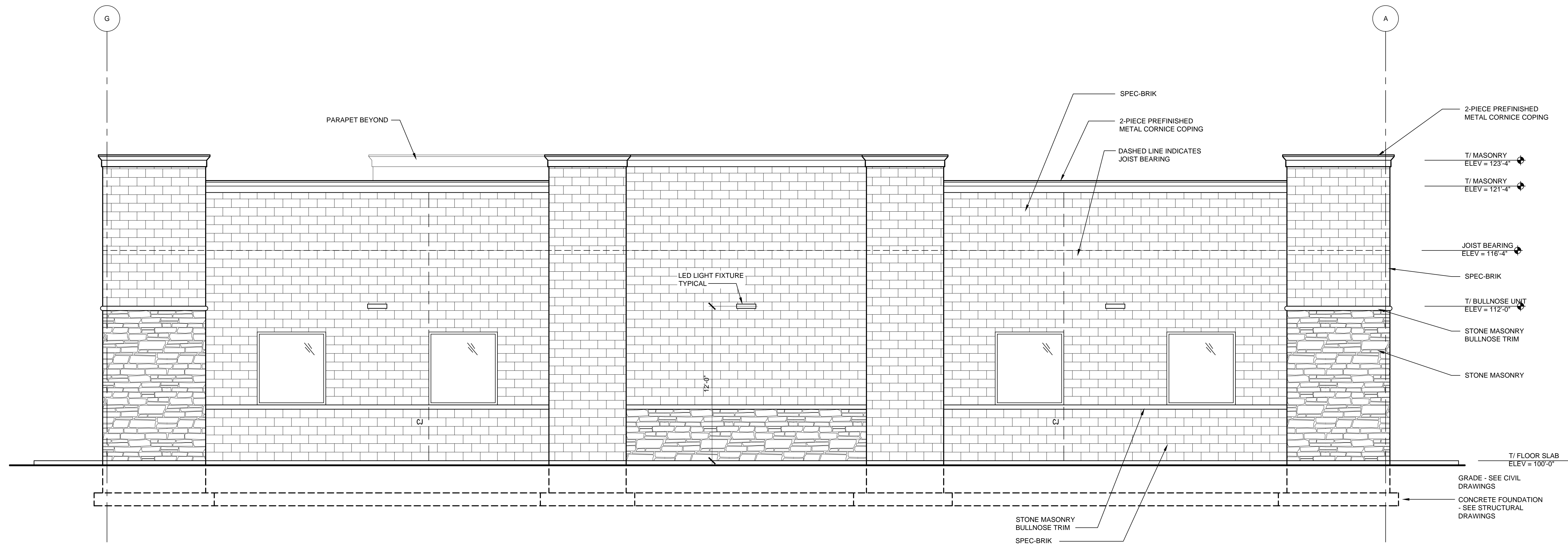


LANDSCAPE PLAN
 SCALE 1"=20'
 NORTH

IROQUOIS PLACE



D SOUTH ELEVATION
A4-02 1/4" = 1'-0"



C EAST ELEVATION
A4-02 1/4" = 1'-0"

EXTERIOR FINISHES:

- METAL COPING**
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE
- MASONRY & MORTAR**
MANUFACTURER: OBERFELDS
PRODUCT: SPEC-BRIK
COLOR: CONCORD BLEND
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: AS SELECTED BY ARCHITECT
- STONE MASONRY**
MANUFACTURER: NORTHFIELD BLOCK (OLDCASTLE)
PRODUCT: WATERFORD STONE
COLOR: SUNSET BEIGE
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: AS SELECTED BY ARCHITECT
- EIFS**
MANUFACTURER: DRVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW 6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED
- PAINTED HOLLOW METAL DOORS AND FRAMES**
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TYVO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY
- GLAZING**
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: 1" INSULATING GLASS
EXTERIOR LITE: 1/4" PPG SOLARGRAY
INTERIOR LITE: 1/4" PPG SOLARBAN 60 ON CLEAR LOW-E #3 CAVITY: 1/2" AIR FILL
- STOREFRONT**
MANUFACTURER: KAWNEER OR APPROVED EQUAL
PRODUCT: VG 4811 CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: DARK BRONZE ANNOXIDIZED.

BUILDING MATERIAL CALCULATIONS:

SOUTH ELEVATION		
TOTAL	= 1297 S.F.	
STOREFRONT WINDOWS	= 68 S.F.	5%
STONE MASONRY	= 209 S.F.	16%
BRICK MASONRY	= 1020 S.F.	79%

EAST ELEVATION		
TOTAL	= 2066 S.F.	
STOREFRONT WINDOWS	= 136 S.F.	7%
STONE MASONRY	= 261 S.F.	13%
BRICK MASONRY	= 1669 S.F.	80%

NORTH ELEVATION		
TOTAL	= 1297 S.F.	
DOOR	= 25 S.F.	2%
STOREFRONT WINDOW	= 34 S.F.	3%
STONE MASONRY	= 209 S.F.	16%
BRICK MASONRY	= 1029 S.F.	79%

WEST ELEVATION		
TOTAL	= 2064 S.F.	
STOREFRONT WINDOWS/ DOORS	= 425 S.F.	20%
EIFS	= 648 S.F.	32%
STONE MASONRY	= 435 S.F.	21%
BRICK MASONRY	= 556 S.F.	27%

NOTE: ALL WINDOWS NOT ALONG FRONT FACE (WEST ELEVATION) ARE SPANDREL OR EQUAL FAUX WINDOW.

PROJECT: **Circle K 6301 Ann Arbor**
1420 East Stadium Blvd
Ann Arbor, MI 48104

CLIENT: **Circle K Great Lakes**
935 East Tallmadge Ave
Ann Arbor, OH 44310

www.cupkovic.com
216.528.8400 phone
216.528.9461 fax
info@cupkovic.com

CUPKOVIC architecture llc

SEAL: **NOT FOR CONSTRUCTION**

NUMBER	DESCRIPTION	DATE
	ISSUED FOR PLANNING	04-27-2016
	ISSUED FOR PLANNING	05-03-2016

DRAWING TITLE: **STORE #6301 Ann Arbor EXTERIOR ELEVATIONS**

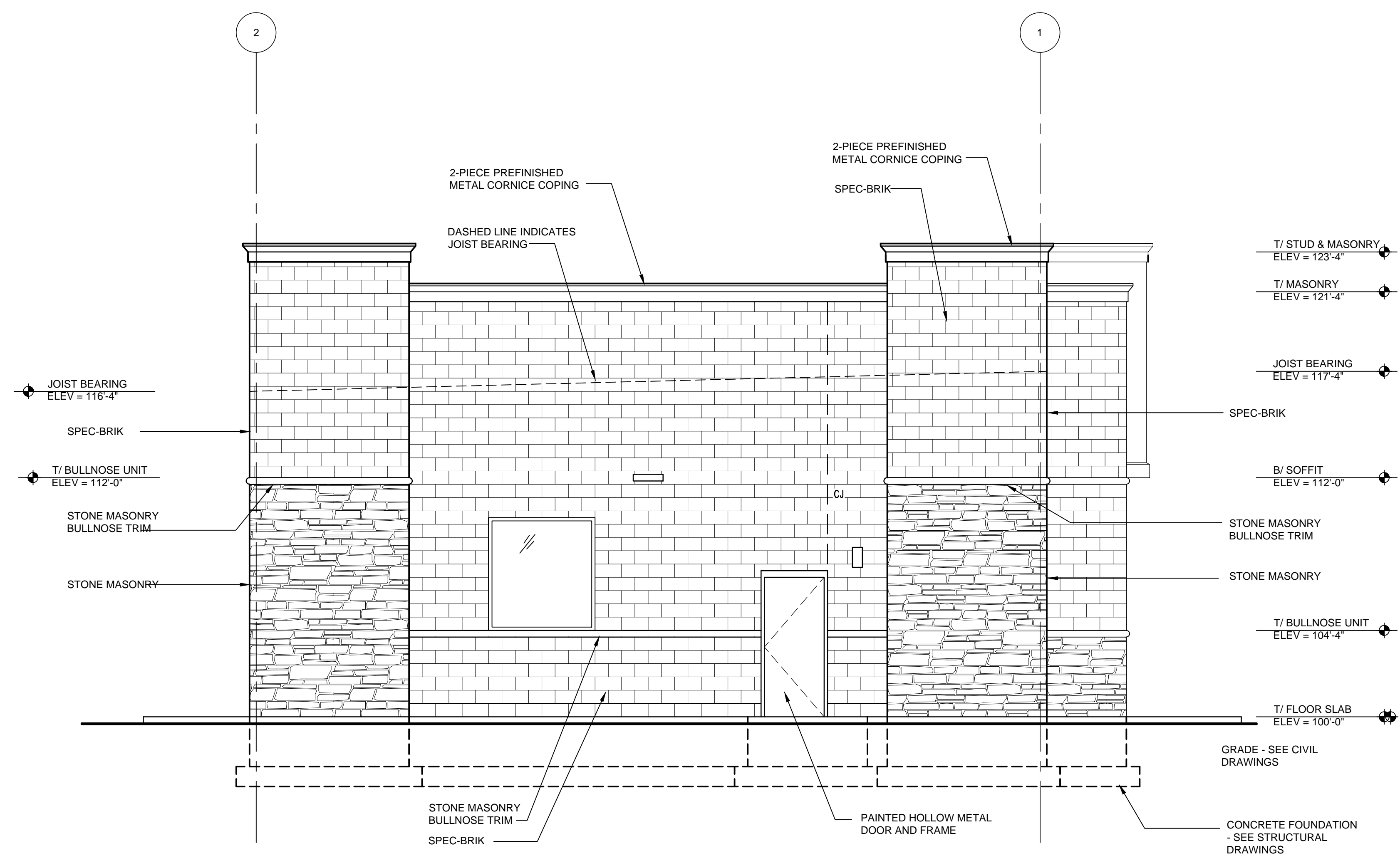
DRAWN BY: **SDM** CHECKED BY: **SDM**

SCALE: **1/4" = 1'-0"**

ISSUE DATE: **-**

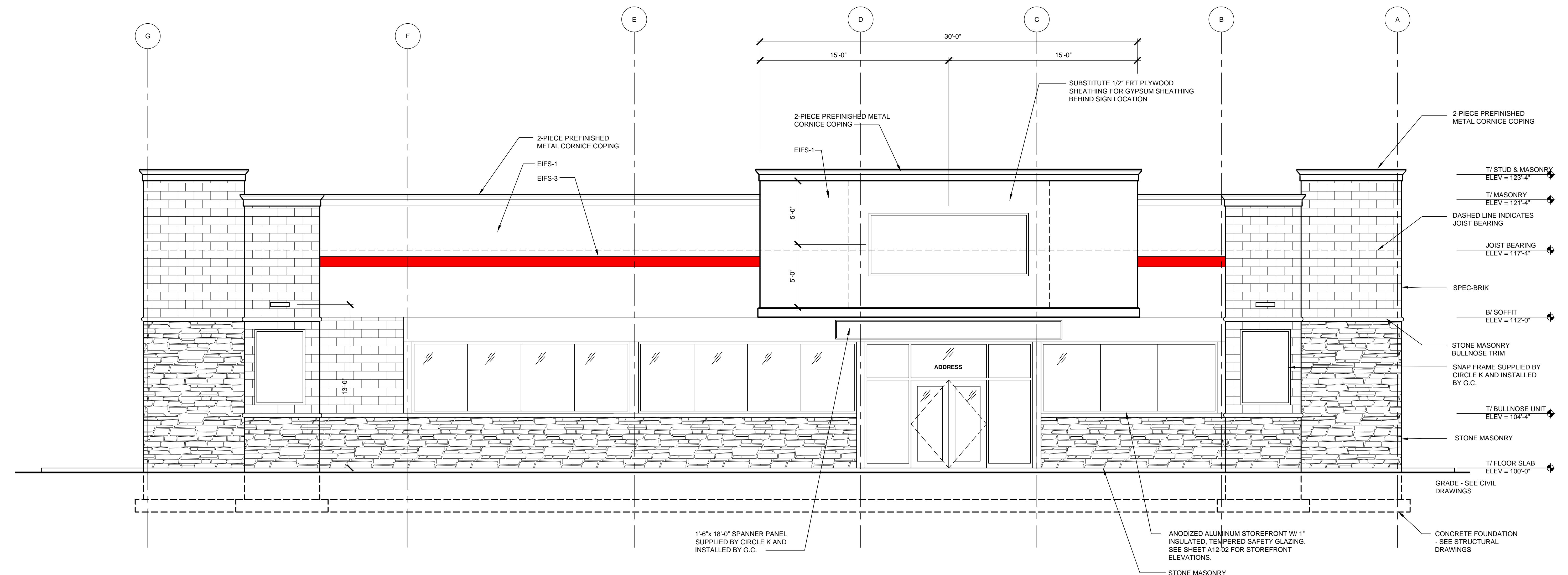
JOB NUMBER: **-**

DRAWING NUMBER: **A4-02**



B NORTH ELEVATION
A4-01 1/4" = 1'-0"

NOTE: ALL WINDOWS NOT ON FRONT (WEST ELEVATION) ARE SPANDREL OR EQUAL



A WEST ELEVATION
A4-01 1/4" = 1'-0"

EXTERIOR FINISHES:

- METAL COPING**
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE
- MASONRY & MORTAR**
MANUFACTURER: OBERFELDS
PRODUCT: SPEC-BRIK
COLOR: CONCORD BLEND
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
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COLOR: AS SELECTED BY ARCHITECT
- EIFS**
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW 6115 TOTALLY TAN
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- PAINTED HOLLOW METAL DOORS AND FRAMES**
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BRICK MASONRY	= 1029 S.F.	79%

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TOTAL	= 2094 S.F.	
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EIFS	= 648 S.F.	32%
STONE MASONRY	= 435 S.F.	21%
BRICK MASONRY	= 686 S.F.	27%

Circle K 6301 Ann Arbor
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Ann Arbor, MI 48104
CLIENT: Circle K Great Lakes
935 East Tallmadge Ave
Akron, OH 44310

CUPKOVIC architecture llc
11655 Bluebell Woods Blvd
Columbus, Ohio 43113
614.528.8400
www.cupkovic.com

SEAL
NOT FOR CONSTRUCTION

NUMBER	DESCRIPTION	DATE

NUMBER	DESCRIPTION	DATE
	ISSUED FOR PLANNING	04-27-2016

STORE #6301 Ann Arbor
EXTERIOR ELEVATIONS

DESIGNED BY SDM	CHECKED BY SDM
SCALE 1/4" = 1'-0"	
ISSUE DATE	
JOB NUMBER	
DRAWING NUMBER A4-01	

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 15, 2016

**SUBJECT: Circle K Site Plan for City Council Approval
(1420 East Stadium Boulevard)
File No. SP11-037**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Circle K Site Plan, subject to approval of two variances (driveway width and rear setback) from the Zoning Board of Appeals and approval of sanitary calculations.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved**, because, with the requested variances, the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; comply with local, state and federal laws and regulations; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on the southwest corner of East Stadium Boulevard and Packard Road (South Area, Mallets Creek Watershed).

DESCRIPTION OF PETITION

The petitioner seeks to demolish the existing 2,360 square foot gas station/convenience store building and construct a new 3,394 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 53 foot by 43 foot building canopy. There will be 17 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.

Based on the total of impervious surface on the site, the petitioner is required to provide first flush, bankfull and 100 year storm detention capacity. The storm water treatment system will be designed for infiltration and will be located under the parking lot along the East Stadium Boulevard frontage, in between the gas pumps and the front property line. There currently is no storm water management system for the site.

The underground storage tanks were replaced approximately 4 years ago and the petitioner was required to remediate any environmental contamination consistent with the standards of the Michigan Department of Environmental Quality.

There are eight landmark trees located on the site; three will be removed for construction. All trees removed will be mitigated as required. The petitioner is required to bring the site up to current landscaping standards. This will result in right-of-way buffer vegetation, a 30 inch high screening wall along the front property line, and additional landscape islands and site landscaping, including 42 new trees and numerous shrubs being added to the site.

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. There is some fencing of various heights along the property line currently, There are numerous existing trees along the property boundary, while they are mostly invasive and volunteer species, they do help screen the property. Most of these trees will remain after construction.

The site currently has two zoning designations P (Parking) and C3 (Fringe Commercial). The western approximately one third of the site is zoned P. Due to a deed restrictions filed when the existing gas station was constructed, this area can not contain a structure of any type and must remain parking until said deed restriction is released. As a result, the building and gas canopy must be constructed on the remaining eastern two thirds of the site which is zoned C3; no rezoning is required.

The site plan as proposed requires that two variances be granted from the Zoning Board of Appeals (ZBA). The first variance is for the driveway width to East Stadium. This drive is 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. A variance for the rear setback is also required. Due to the unique constraints of the deed restriction for the western third of the site, vehicle circulation and the requirement for employees to have direct eye contact with the gas pumps, the petitioner feels the proposed location is the best to minimize impacts to the neighborhood and light pollution from the gas pump canopy.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial	C3 (Fringe Commercial District)
EAST	Commercial	C3 (Fringe Commercial District)
SOUTH	Residential	R1C (Single-Family Residential District)
WEST	Residential	R1C (Single-Family Residential District)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	C3 (Fringe Commercial District) and P (Parking)	C3 (Fringe Commercial District) and P (Parking)	C3
Gross Lot Area	37,589 sq ft	37,589 sq ft	6,000 sq ft MIN

	EXISTING	PROPOSED	REQUIRED	
Floor Area in % of Lot Area	6.3% (2,360 sf)	9% (3,394 sf)	200% MAX	
Setbacks	Front (East Stadium)	45.85 ft	74.50 ft	10 ft MIN 25ft MAX
	Front (Packard)	44.90 ft	10 ft	10 ft MIN 25ft MAX
	Side(s)	119.95 ft	173 ft	0 ft MIN
	Rear	62.40 ft	15 ft	30 ft MIN (adjacent to res.)
Height	15 ft/1 story	19 ft/1 story	55 ft/4 stories MAX	
Parking - Automobiles	13 spaces	17 spaces 8 spaces (gas pumps)	17 spaces MIN	
Parking – Bicycles	None	2 spaces – Class C	2 spaces MIN total - Class C	

HISTORY

The existing building was constructed in the mid-1950's and no site plan exists on file.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as part of the South Area and recommends continued commercial uses. The plan contains design recommendations for commercial development, including the use of masonry, extensive landscaping, reduced setbacks along the street and public access linkage.

The Non-motorized Transportation Plan recommends eliminating unnecessary curb cuts and ensuring adequate non-motorized access to the site. Packard Road was recently resurfaced, as a result, there is a street cut moratorium in effect until 2018.

STAFF COMMENTS

Systems Planning (Engineering) – Sanitary mitigation calculations require revisions. The final mitigation amount required(if any) is pending, additional information is required.

Systems Planning (Landscaping) – Several plants within the bioretention areas shall be replaced with salt tolerant species.

Systems Planning (Soil Erosion and Stormwater) – Minor revisions are needed to the grading plan in order to ensure proposer drainage to the bioretention areas as well as proper overflow to the storm catch basins on the site.

Planning –Over the last couple years, the petitioner has worked through many different versions of the plan in order to address concerns of the neighborhood and city staff, while working with

unique constraints of the proposed use and existing deed restriction. The building will be constructed with brick and masonry elements with a hipped roof for a more residential style. The placement of the building to the rear helps to screen the neighborhood from headlights as well as some site lighting. Additional neighborhood buffer elements include the construction of an eight foot high fence that will be constructed along the west and south property line. A total of 26 new trees, including 13 evergreens, will be planted between the parking area, gas pumps and building. Many existing mature trees will remain along the property line as well.

Site lighting, in particular canopy lighting, was a major concern for the adjacent neighbors. In order to address this concern, the petitioner has constructed the canopy as far away from the adjacent residential as possible. They have also submitted an extensive photometric plan conducted by an outside consultant. The plan details lighting levels and fixtures that reduce light pollution well beyond the code requirement. The lighting plan uses fixtures and screening to reduce off site light trespass, these elements are part of the submitted site plan and must be constructed as shown on the plan.

The proposed site design and redevelopment is consistent with the Master Plan: Land Use Element retail design recommendations, including the use of masonry, pedestrian access, extensive landscaping, and reduced setbacks along the street. The site provides public access linkages from the public sidewalks to the proposed building.

Prepared by Matt Kowalski
Reviewed by Ben Carlisle

Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Todd Quatro
Quatro Construction LLC
201 North Park Street
Ypsilanti, MI 48198

Owner: Richard Lawrence
Circle K
1420 East Stadium
Ann Arbor, MI 48104

City Attorney
Systems Planning
File No. SP15-014

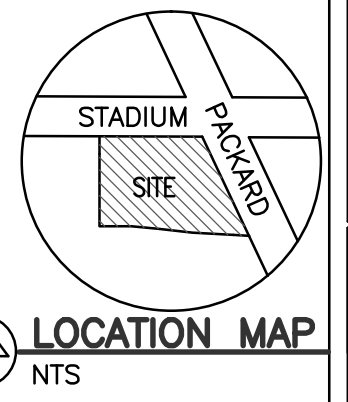
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ROBERT NOE ARCHITECTURE
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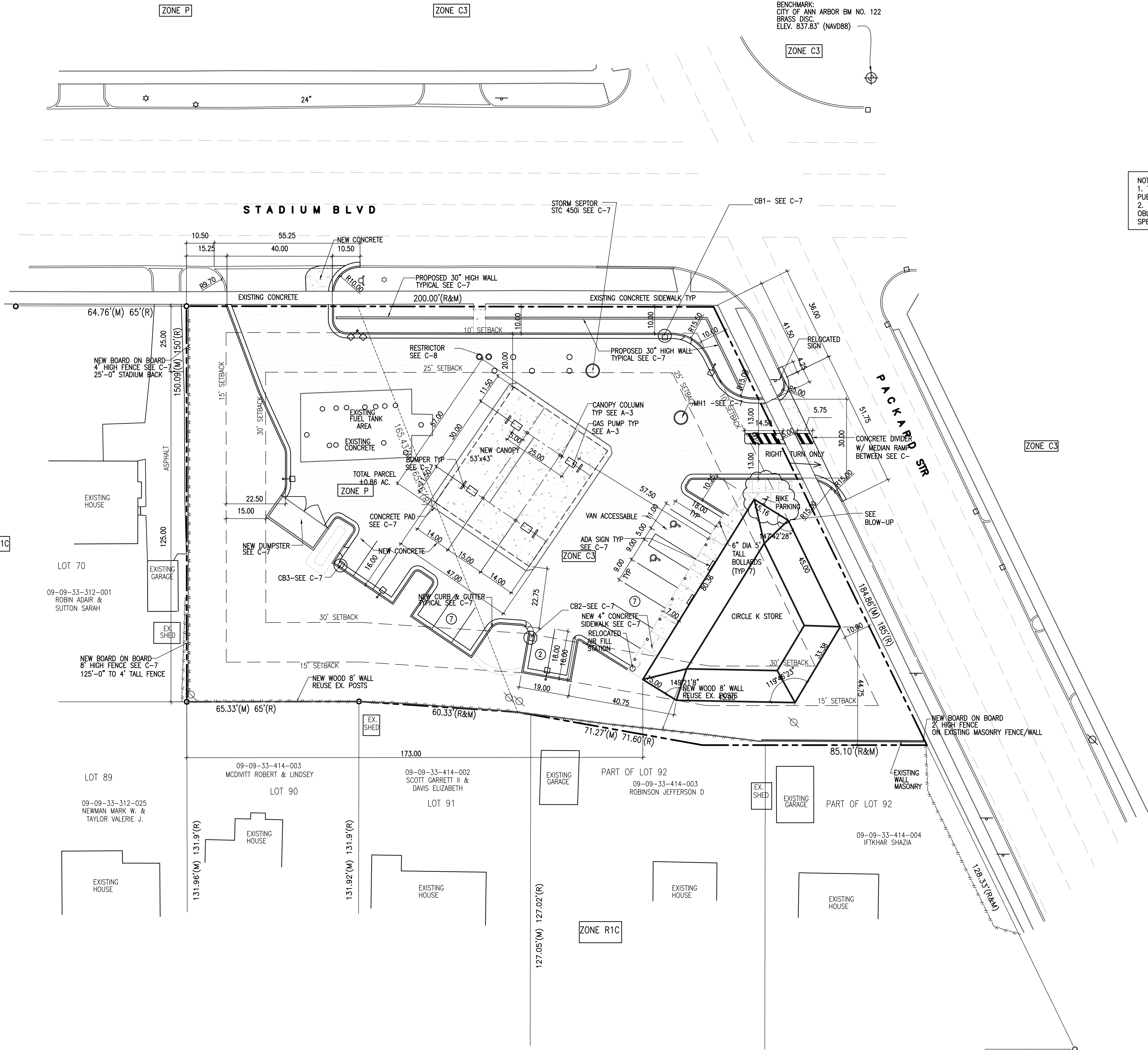
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CIRCLE-K GAS STATION

1420 EAST STADIUM BLVD
 ANN ARBOR, MI 48104



BENCHMARK:
 CITY OF ANN ARBOR BM NO. 122
 BRASS DISC
 ELEV. 837.83' (NAVD88)



NOTES:
 1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS, WHICH ARE INCLUDED BY REFERENCE.
 2. THE OMISSION OF ANY STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICE STANDARD SPECIFICATIONS.

NOTE:
 NO EXTERIOR MUSIC OR AUDIO USE EXCEPT NECESSARY COMMUNICATION BETWEEN CUSTOMER AND ATTENDANT.

NOTE:
 THE SIDEWALK AT THE DRIVE APPROACH SHALL "CARRY-THROUGH" THE APPROACH, AND NOT RAMP DOWN.

NOTE:
 PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL C OF O FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTE
ZONING	C3	P/C3	P/C3	
FRONT YARD-BLDG	10.00/25.00	45.85/44.90	74.5/10.0	
SIDE YARD	30.00	119.95	173.0	
REAR YARD	30.00/30.00	119.95/62.40	173.0/15.0	VARIANCE REQUEST
PARKING	17	13	16 pk 8 pump	
PARKING SPACE	9x18	9x18	9x18	
HC PARKING	1	1	2	
PARKING AISLE	22.0	22.0	35.55	
BICYCLE PARKING	0	0	1C	
MAXIMUM HEIGHT	55	15.4	19.2	
STORIES	4 MAX	1	1	
MIN SITE AREA	6000	37,589 SQFT	37,589 SQFT	
MAX FLOOR RATIO	200%	6.3%	9.0%	
MIN WIDTH	60	150	150	
BLD AREA		2360	3394	

PARKING CALCULATIONS:
 1 SPACE PER 200 SQ.FT. OF FLOOR AREA:
 3394/200 = 16.97 = 17 SPACES REQUIRED

HOURS OF OPERATION: 24 HR

PARCEL ID#09-09-33-414-006

LEGAL DESCRIPTION:
 LOTS 71 & 72 FRISINGER LAND CO SECOND SUBD

ISSUE DATE	
2/19/15	03/09/16
2/23/15	
5/3/15	
5/27/15	
9/24/15	
12/10/15	
12/24/15	
12/28/15	
01/04/16	
01/22/16	
02/22/16	

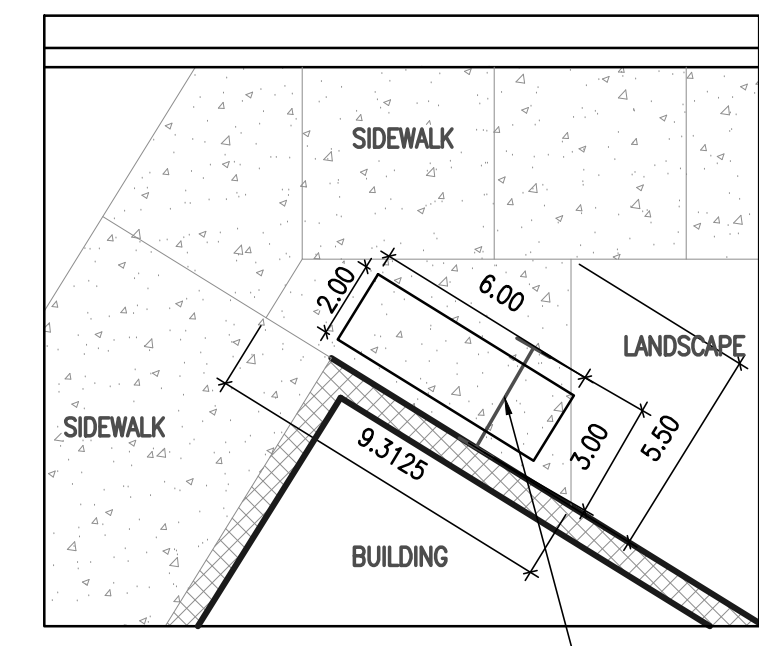
DRAWN BY: R.S.
 CHECKED BY: R.N.
 APPROVED BY: R.N./T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2621

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO.:
C-3



BIKE PARKING BLOW UP
 SCALE: 1"=5'-0"
 U-SHAPE BUMPER
 DETAIL SEE SHEET C-7

LEGEND:

- NEW LIGHT POLE
- ⊠ TRANSFORMER
- UTILITY POLE
- ☀ LIGHT POLE
- ⊕ GUY ANCHOR
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- ⊙ STORM MANHOLE
- ⊞ CURB INLET
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEAN OUT
- ⊞ GAS METER
- ⊙ GAS VALVE
- ⊙ ELECTRIC MANHOLE
- ⊙ SIGN
- ⊙ RAILROAD SIGNAL POLE
- ⊙ WATER CURB STOP
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ MONITOR WELL
- ⊙ FOUND SURVEY IRON
- ⊙ COMMUNICATION MANHOLE

- 900.81 TC TOP OF CURB (ELEV.)
- 900.40 GUTTER (ELEV.)
- 900.41 TH TOP OF WALK (ELEV.)
- 900.46 TP PAVEMENT
- 900.61 TH TOP OF INLET (ELEV.)

- NEW CONCRETE
- NEW ASPHALT

- G GAS
- San SANITARY (SAN)
- ST STORM (STM)
- WM WATERMAIN (WM)
- OVERHEAD WIRE
- UNDERGROUND CABLE
- EX. DITCH OR SWALE CENTERLINE
- EASEMENTS
- RAILROAD
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- GUARD RAIL



SITE LAYOUT PLAN
 SCALE 1"=20'

