

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 17, 2012

**SUBJECT: Noodles and Company Site Plan for Planning Commission Approval
(2161 West Stadium Boulevard)
File No. SP12-014**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Noodles and Company Site Plan, subject to approval of the associated land division and recording of a permanent off-site access easement prior to issuance of building permits.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved** because, if the proposed conditions are met, the development would 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. This site contains no natural features.

LOCATION

The site is located on the west side of West Stadium Boulevard, just south of West Liberty (West Area, Allen Creek Watershed).

DESCRIPTION OF PETITION

The petitioner seeks to demolish the existing 4,300 square foot restaurant and construct a new 2,679 square foot, single-story restaurant building with a 615 square foot unenclosed patio dining area. The 15 foot by 40 foot patio will be located along the front of the building. There will be a 10 foot wide landscaped area between the patio and the sidewalk along W. Stadium.

A site plan for the same site was approved by the City Council in April 2012. However, at the request of the future tenant, the petitioner has revised the site plan to shift the building 21 feet to the north. The new location allows sufficient space to provide one row of parking along the southern side of the building, to be accessed from the Big M car wash site (2151 W Stadium). A seven foot wide sidewalk will be added between the parking and the proposed building.

The parcel is currently part of a larger parcel which contains the Big M car wash (2151 W. Stadium). There is a land division request under review that will divide the subject parcel from the Big M carwash. Site plan approval of the new building will be contingent upon the land division being completed.

The site currently has no direct access to West Stadium and utilizes a 10-foot easement over the adjacent property to the north, as well as access through the Big M Carwash drive opening. The new development will require a permanent 20 foot wide ingress/egress easement through the newly created Big M Carwash site to the south for legal access to the parking area. The site will also have informal access through the parking lot on the adjacent parcel to the north. There is no drive-through proposed for the restaurant.

A total of 27 vehicle and 4 bicycle (2 Class B, 2 Class C) parking spaces are required for construction of the new building. There will be 30 vehicle parking spaces provided, 22 in the rear of the building and 8 along the southern side of the building. The 4 bicycle parking spaces will be provided adjacent to the front of the building next to the patio dining area; all 4 spaces will be covered (Class B).

The storm water treatment system will be located under the parking lot at the rear of the building. Based on the total of impervious surface on the site, the petitioner is required to provide first flush and bankfull detention capacity. There currently is no storm water management system for the site. There are no natural features on the site and after redevelopment, the site will have less impervious surface than currently exists on the site.

The petitioner is required to bring the site up to current landscaping standards. This will result in additional landscape islands and landscaping, including 4 new trees being added to the site. Several small ornamental trees and shrubs currently planted on the site will be saved and moved to new locations after construction.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial	C3 (Fringe Commercial District)
EAST	Commercial	C3 (Fringe Commercial District)
SOUTH	Commercial	C3 (Fringe Commercial District)
WEST	Commercial	C2B (Business Service District)

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		C3 (Fringe Commercial District)	C3	C3
Gross Lot Area		18,352 sq ft	18,352 sq ft	None
Floor Area in % of Lot Area		23% (4,253 sf)	18% (2,679 sf)	200% MAX
Setbacks	Front	17 ft	25 ft	10 ft MIN 25ft MAX
	Side(s)	24.5ft (North) 0.75 ft (South)	2 ft (North) 21 ft (South)	0 ft MIN
	Rear	136 ft	168 ft	0 ft MIN
Height		21 ft/1 story	22 ft/1 story	55 ft/4 stories MAX
Parking - Automobiles		24 spaces	30 spaces	27 spaces MIN
Parking – Bicycles		None	4 spaces – Class B	4 spaces MIN total (50% Class B, 50% Class C)

HISTORY

The existing restaurant was constructed in 1962. A site plan for a 570 square foot addition was approved in 1973 and constructed in 1974. The restaurant closed in October 2011. A site plan for a similar building on the southeastern side of the site was approved in April 2012. A land division request and administrative amendment for 2151 W. Stadium/Big M Carwash currently are under review.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as part of the West Area and recommends continued commercial uses. The Land Use Element includes this site as part of the Stadium Boulevard Commercial Corridor, specifically included in the Liberty/Stadium General Commercial District. The proposed site design and redevelopment is consistent with general design recommendations for retail/restaurants, including the use of masonry, building awnings, extensive landscaping, and reduced setbacks along the street.

STAFF COMMENTS

Systems Planning - No footing drain disconnections or equivalents will be required.

Planning – As noted above, the petitioner has shifted the building 21 feet to the north to provide vehicle parking along the south side of the building. While the previous plan did locate all of the parking in the rear, the new site plan does provide required right-of-way screening for the

parking on the side and is still consistent with the Stadium Boulevard Commercial Corridor recommendations contained in the Master Plan Land Use Element.

Staff recommends that the eastern most parking space adjacent to Stadium be removed to allow for safer ingress/egress to the main door and better pedestrian access from the adjacent parking area.

The adjacent property owner to the north has declined to expand an existing access easement over that property. While the new site plan is designed to connect to the north, the petitioner will be required to record a permanent access easement across the adjacent property (2151 W. Stadium) to the south. This access easement meets the requirements for accessibility to the parcel and can be fully utilized if access to the north is restricted or eliminated. The land division and administrative amendment for 2151 W. Stadium will be completed upon approval of the site plan for this location.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson
7/12/12

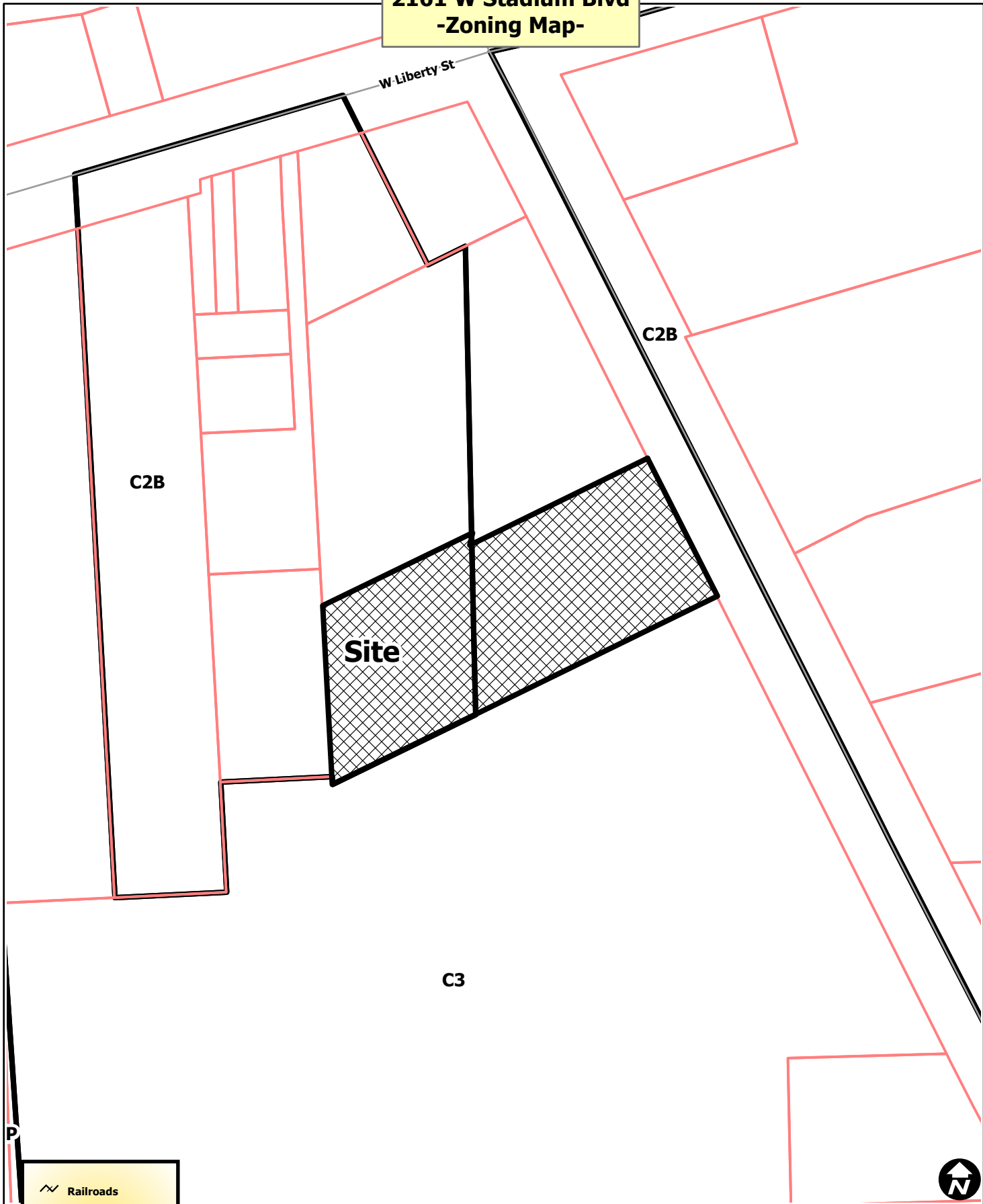
Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Chuck Gallup
Gallup Properties
2151 S. State Street
Ann Arbor, MI 48106

Petitioner's Representative: Todd Quatro
T.S. Quatro Company
201 N. Park Street
Ypsilanti, MI 48198

Systems Planning
File No. SP12-014

2161 W Stadium Blvd -Zoning Map-

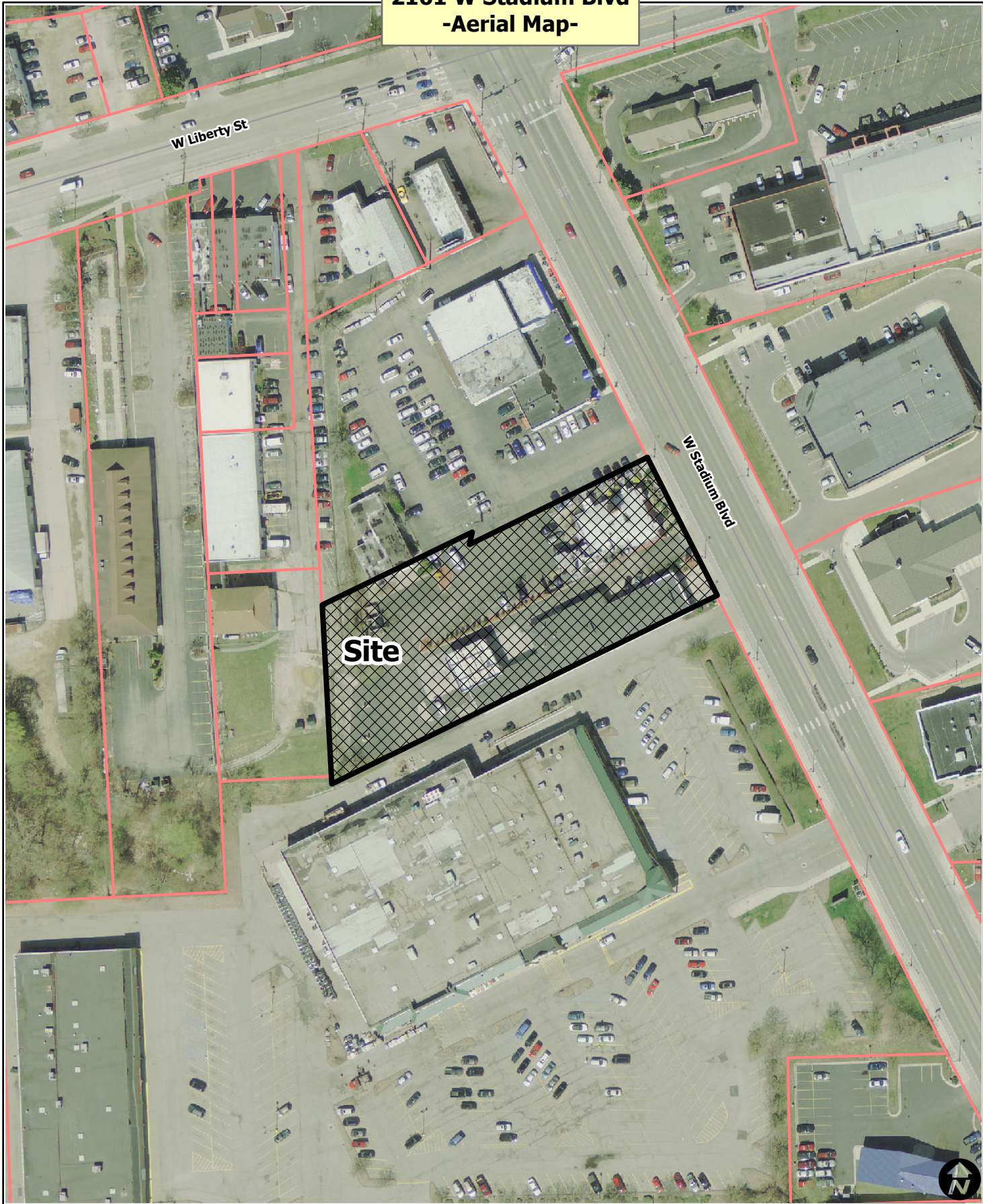


- Railroads
- Parcel Property
- Township
- City of Ann Arbor



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2161 W Stadium Blvd -Aerial Map-



 Railroads

 Parcel Property



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Map Created: 11/1/2011

PROPOSED LEGAL 03-01-2011 FOR PARCEL 1: 2161 W. STADIUM BLVD

LEGAL DESCRIPTION: (NOODLES CO)
COM SQ CORNER SEC 30, T2S, R6E TH N 854.71 FT TH N 75D48' E 743.10', TH S 1 D 56 MIN E 451.29', TH N 65D 10 MIN E 68.67', FOR A POB 2, THEN N 65D 10 MIN E 81.78', THEN S 0D 3 MIN W 11.02', TH N 65 DEG 10 MIN E 173.96', TH S 24D 50 MIN W 70', TH S 83 D 08 MIN 58 SEC W 250.89', TH N 24D 50 MIN W 80' FOR POB, CRT OF SW 1/4 SEC 30, T2S, R6E.

PROPOSED LEGAL 03-01-2011 FOR PARCEL 2: 2151 W. STADIUM BLVD

LEGAL DESCRIPTION: (BIG M CARWASH)
COM SQ CORNER SEC 30, T2S, R6E TH N 854.71 FT TH N 75D48' E 743.10', TH S 1 D 56 MIN E 451.29' FOR A POB 1. TH N 65D 10 MIN E 68.67', THEN S 24D 50 MIN E 80.00', THEN N 63D 08 MIN 58 SEC E 250.89', TH N 24 DEG 50 MIN 4 70', TH S 65D 10 MIN W 383.29', TH N 1 D 56 MIN W 255.22', FOR POB, CRT OF SW 1/4 SEC 30, T2S, R6E.

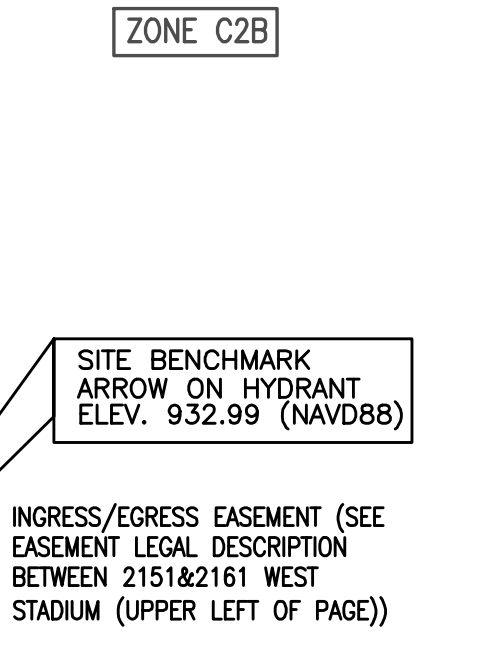
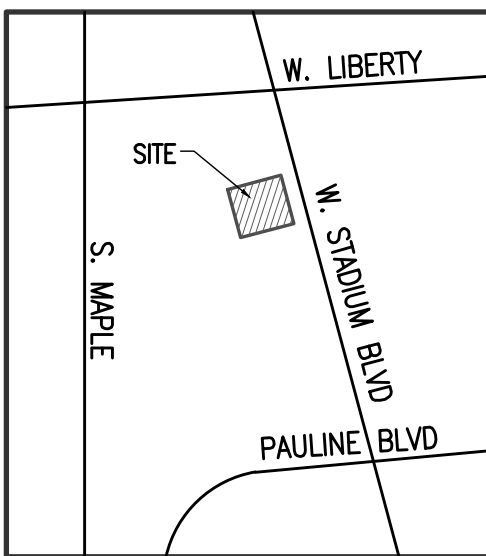
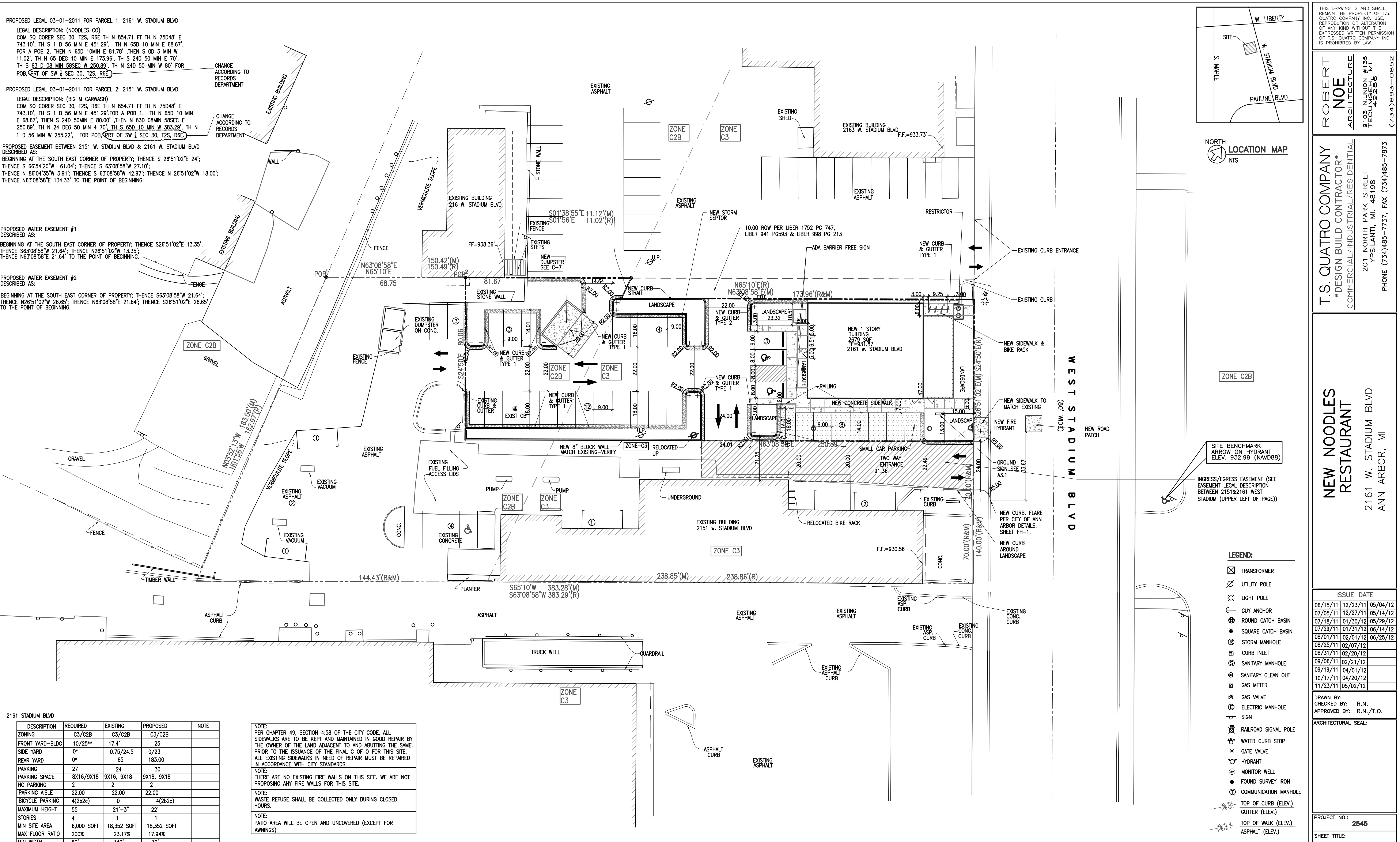
PROPOSED EASEMENT BETWEEN 2151 W. STADIUM BLVD & 2161 W. STADIUM BLVD DESCRIBED AS:
BEGINNING AT THE SOUTH EAST CORNER OF PROPERTY; THENCE S 26°51'02"E 24'; THENCE S 66°54'20"W 61.04'; THENCE S 63°08'58"W 27.10'; THENCE N 86°04'35"W 3.91'; THENCE S 63°08'58"W 42.97'; THENCE N 26°51'02"W 18.00'; THENCE N63°08'58"E 134.33' TO THE POINT OF BEGINNING.

PROPOSED WATER EASEMENT #1 DESCRIBED AS:

BEGINNING AT THE SOUTH EAST CORNER OF PROPERTY; THENCE S26°51'02"E 13.35'; THENCE S63°08'58"W 21.64'; THENCE N26°51'02"W 13.35'; THENCE N63°08'58"E 21.64' TO THE POINT OF BEGINNING.

PROPOSED WATER EASEMENT #2 DESCRIBED AS:

BEGINNING AT THE SOUTH EAST CORNER OF PROPERTY; THENCE S63°08'58"W 21.64'; THENCE N26°51'02"W 26.85'; THENCE N63°08'58"E 21.64'; THENCE S26°51'02"E 26.85' TO THE POINT OF BEGINNING.



LEGEND:

- ☒ 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.)
- ⊕ GUTTER (ELEV.)
- ⊕ TOP OF WALK (ELEV.)
- ⊕ ASPHALT (ELEV.)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTE
ZONING	C3/C2B	C3/C2B	C3/C2B	
FRONT YARD-BLDG	10/25**	17.4'	25'	
SIDE YARD	0*	0.75/24.5	0/23	
REAR YARD	0*	65	183.00	
PARKING	27	24	30	
PARKING SPACE	8X16/9X18	9X16, 9X18	9X18, 9X18	
HC PARKING	2	2	2	
PARKING AISLE	22.00	22.00	22.00	
BICYCLE PARKING	4(2b2c)	0	4(2b2c)	
MAXIMUM HEIGHT	55	21'-3"	22'	
STORIES	4	1	1	
MIN SITE AREA	6,000 SQFT	18,352 SQFT	18,352 SQFT	
MAX FLOOR RATIO	200%	23.17%	17.94%	
MIN WIDTH	60'	140'	70'	
BLD AREA	---	4253	2679(W/PATIO 3294)	

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:
THERE ARE NO EXISTING FIRE WALLS ON THIS SITE. WE ARE NOT PROPOSING ANY FIRE WALLS FOR THIS SITE.

NOTE:
WASTE REFUSE SHALL BE COLLECTED ONLY DURING CLOSED HOURS.

NOTE:
PATIO AREA WILL BE OPEN AND UNCOVERED (EXCEPT FOR AWNINGS)

NORTH
SITE LAYOUT PLAN
SCALE 1"=20'

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ROBERT NOE ARCHITECTURE
9103 N UNION #135
TECHNICAL MI
482516
(734)693-0892

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

NEW NOODLES RESTAURANT
2161 W. STADIUM BLVD
ANN ARBOR, MI

ISSUE DATE
06/15/11
12/23/11
05/04/12
07/05/11
12/27/11
05/14/12
07/18/11
01/30/12
05/29/12
07/29/11
01/31/12
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04/01/12
10/17/11
04/20/12
11/23/11
05/02/12

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

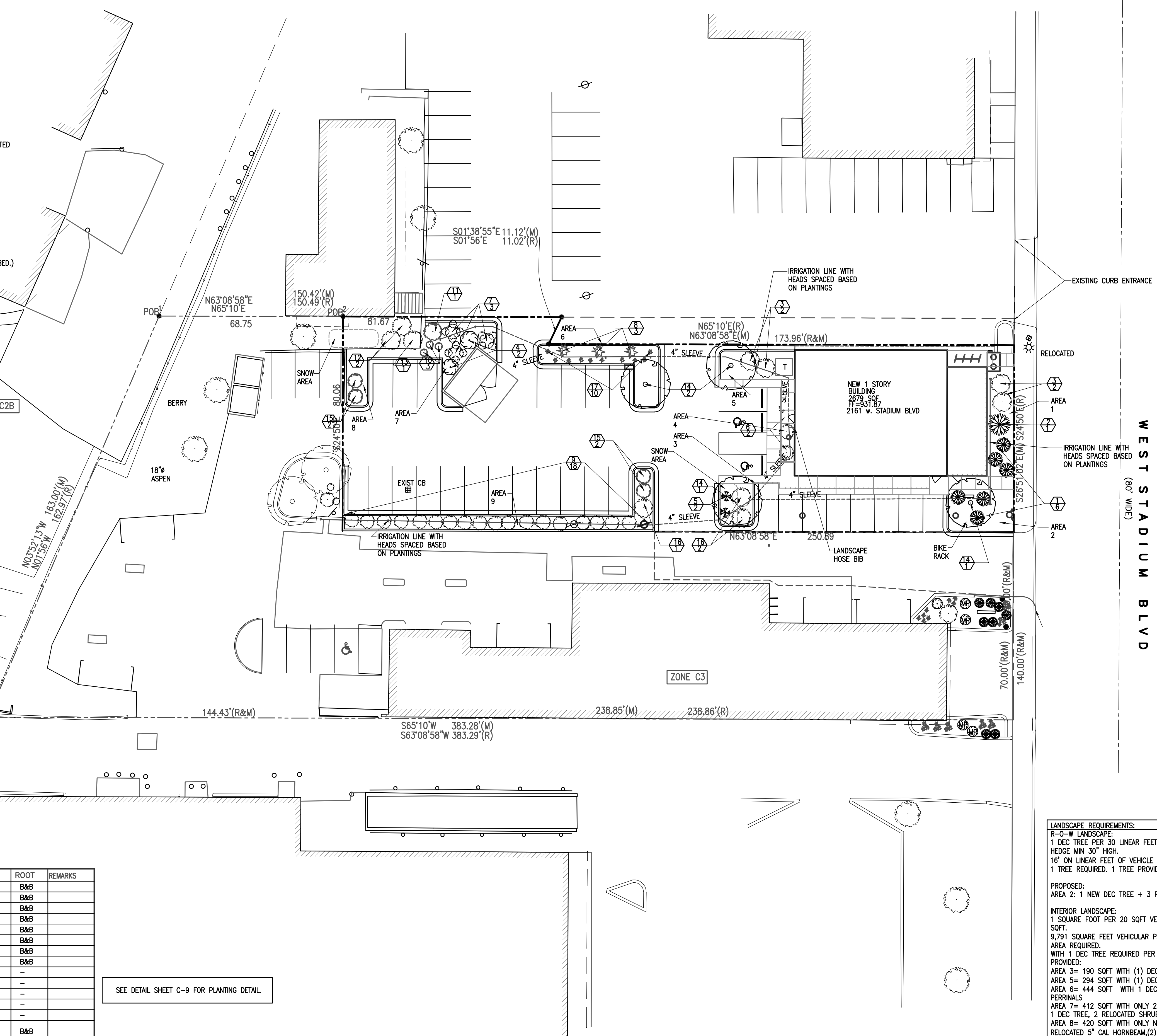
ARCHITECTURAL SEAL:

PROJECT NO.: 2545

SHEET TITLE: SITE LAYOUT PLAN

SHEET NO.: C-3





WEST STADIUM BLVD
(80' WIDE)

LANDSCAPE REQUIREMENTS:
 R-O-W LANDSCAPE:
 1 DEC TREE PER 30 LINEAR FEET OF VEHICLE SCREENING HEDGE MIN 30" HIGH.
 16' ON LINEAR FEET OF VEHICLE PARKING.
 1 TREE REQUIRED. 1 TREE PROVIDED WITH 3 HEDGE SHRUBS

PROPOSED:
 AREA 2: 1 NEW DEC TREE + 3 RELOCATED SHRUB 377

INTERIOR LANDSCAPE:
 1 SQUARE FOOT PER 20 SQFT VEHICULAR PAVEMENT. UNIFORMITY
 SQFT.
 9,791 SQUARE FEET VEHICULAR PAVEMENT / 20 = 490 AREA REQUIRED.
 WITH 1 DEC TREE REQUIRED PER LANDSCAPE AREA.
 PROVIDED:
 AREA 3= 190 SQFT WITH (1) DEC TREE, (4) RELOCATED
 AREA 5= 294 SQFT WITH (1) DEC TREE, (2) RELOCATED
 AREA 6= 444 SQFT WITH 1 DEC TREE + 3 RELOCATED PERRINALS
 AREA 7= 412 SQFT WITH ONLY 200 COUNT TOWARDS RELOCATED
 1 DEC TREE, 2 RELOCATED SHRUBS + 3 NEW FORSYTHIA
 AREA 8= 420 SQFT WITH ONLY NOT COUNTED TOWARDS RELOCATED
 5" CAL HORNBEAM, (2) EXISTING FORSYTHIA, (3) TOPIARY JUNIPER, (2) RELOCATED 4" CAL FLOWERING CRABAPPLE
 JUNIPER & CRABAPPLE TO HELP SCREEN NEW DUMPSTER EXISTING LANDSCAPE ON SITE.
 AREA 9=706 SQFT. 18 RELOCATED ARBORVITAE AND RELOCATED (NOT COUNTED)

TOTAL SQFT = 190 + 294 + 304 + 200 = 988 SQUARE FEET PROVIDED > 490 OK

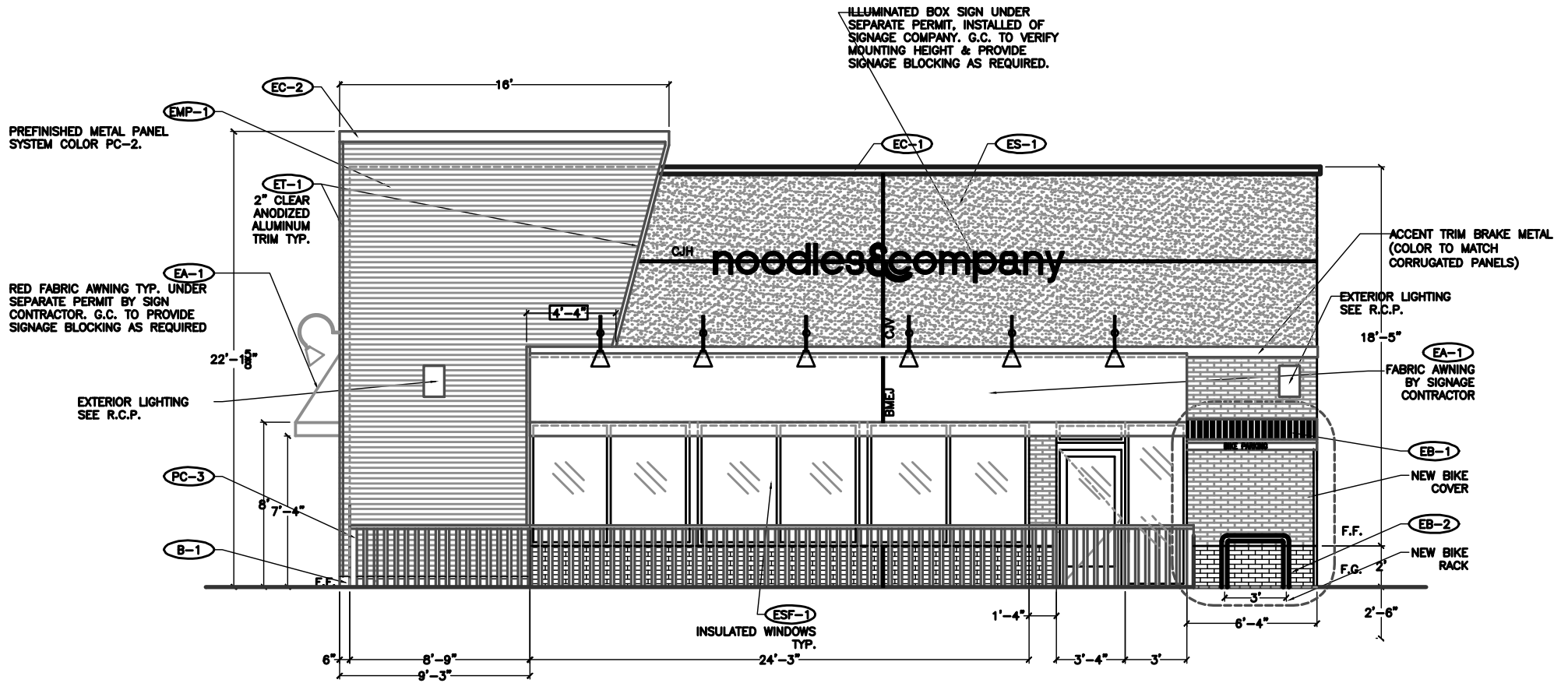
OTHER: 2 ADDITIONAL ARBORVITAE ADDED ALONG WEST SIDE

ROOT	REMARKS
B&B	
B&B	
B&B	
B&B	
B&B	
B&B	
B&B	
-	
-	
-	
-	
-	
B&B	
B&B	
POT	
POT	

SEE DETAIL SHEET C-9 FOR PLANTING DETAIL.

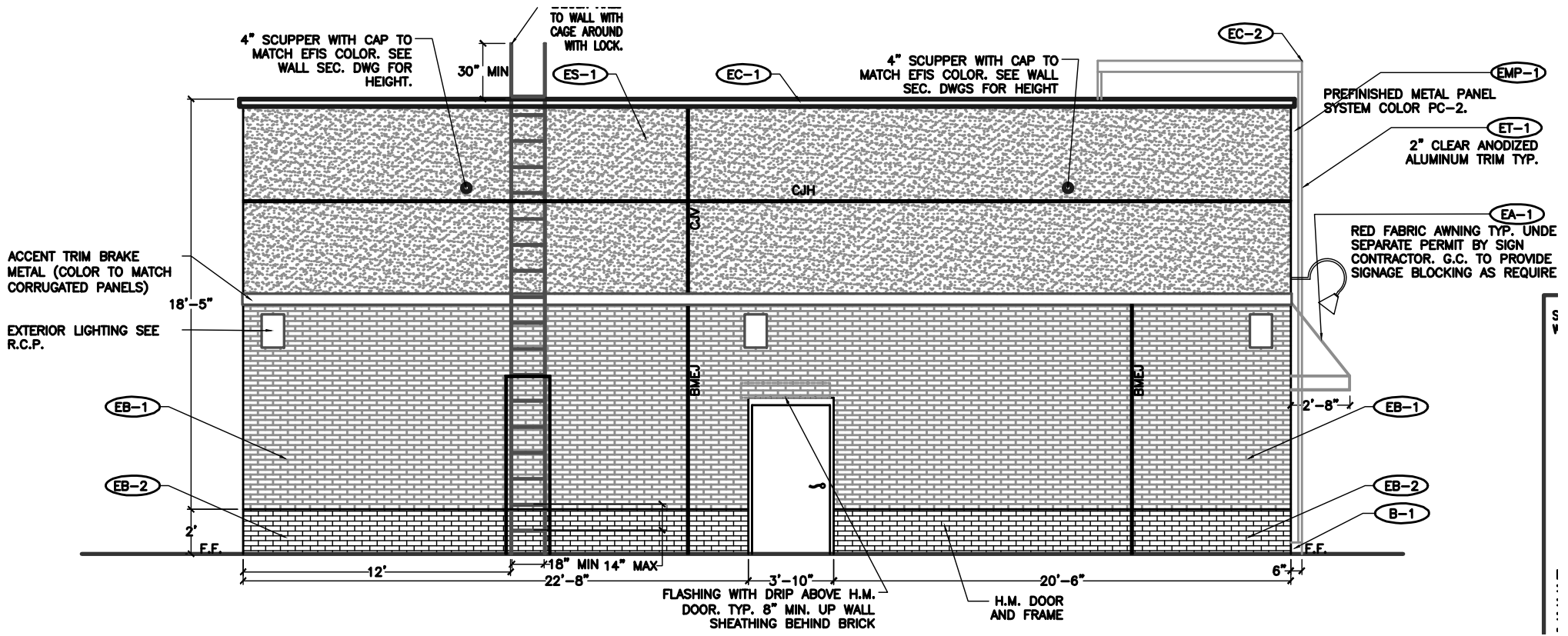
NORTH

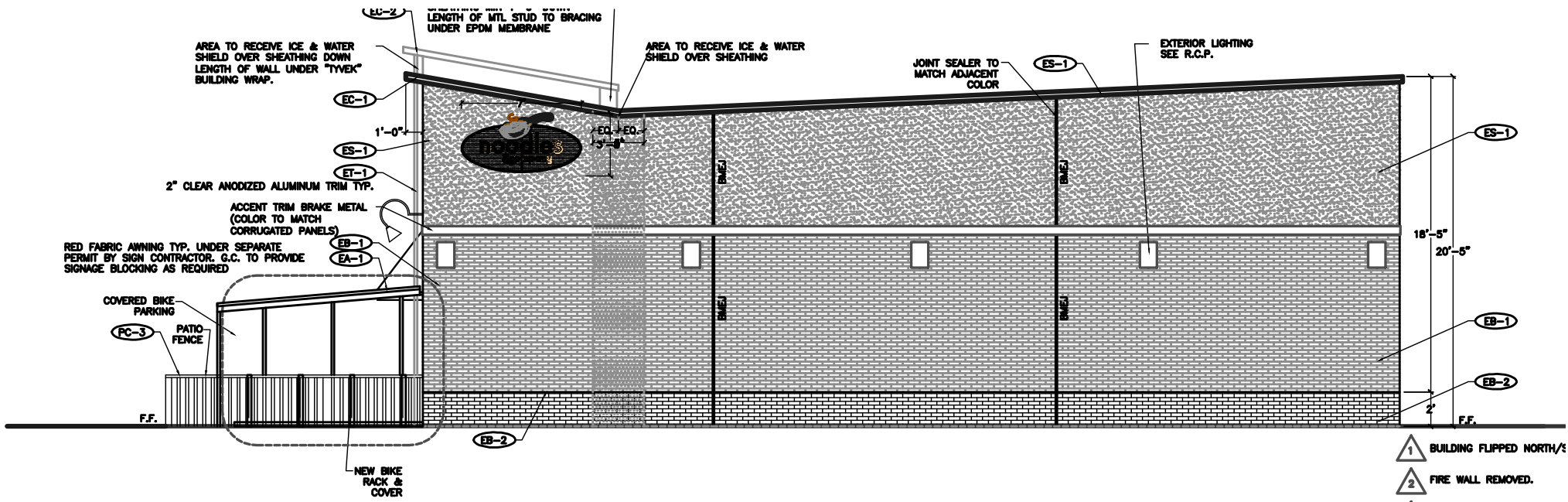
LANDSCAPE PLAN
 SCALE 1"=20'



EAST ELEVATION 2

SCALE: $\frac{1}{4}'' = 1'-0''$





NORTH ELEVATION 3
SCALE: 3/8"=1'-0"

- 1 BUILDING FLIPPED NORTH/S
- 2 FIRE WALL REMOVED.
- 3 SIGNAGE ON NORTH WALL
- NORTH WALL EB-2 ONLY 2

