

ORDINANCE NO. ORD-13-23

First Reading:	September 3, 2013	Approved:
Public Hearing:	October 7, 2013	Published:
		Effective:

SHELL SERVICE STATION/CONVENIENCE STORE REVISED PUD ZONING
(2679 ANN-ARBOR-SALINE ROAD)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

COM AT E 1/4 COR SEC 6, T3S, R6E, TH S 18 MIN 35 SEC E
818.68 FT ALNG EL OF SEC 6 TO POB, TH S 18 MIN 35 SEC
E 501.69 FT, TH N 46 DEG 28 MIN 10 SEC W 347.15 FT, TH
N 43 DEG 32 MIN 25 SEC E 361.43 FT TO POB, PRT OF SE
1/4 SEC 6 AND PRT OF LOT 3 CRANBROOK SUB
CONTAINING 1.44 AC

in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District) in accordance with the attached Shell Service Station/Convenience Store PUD Zoning District Supplemental Regulations, which are hereby adopted and incorporated into the Shell Service Station Convenience Store PUD zoning ordinance.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

**Shell Service Station/Convenience Store PUD Zoning District
Supplemental Regulations**

Section 1: Purpose

It is the purpose of City Council in adopting these regulations to create a more functional set of PUD regulations for this parcel. These regulations will create additional convenience retail options on this site, as well as create the opportunity for additional employees. These regulations will support design guidelines for this visible gateway site.

Section 2: Applicability.

The provisions of these regulations shall apply to the property described as follows:

COM AT E 1/4 COR SEC 6, T3S, R6E, TH S 18 MIN 35 SEC E 818.68 FT ALNG EL OF SEC 6 TO POB, TH S 18 MIN 35 SEC E 501.69 FT, TH N 46 DEG 28 MIN 10 SEC W 347.15 FT, TH N 43 DEG 32 MIN 25 SEC E 361.43 FT TO POB, PRT OF SE 1/4 SEC 6 AND PRT OF LOT 3 CRANBROOK SUB CONTAINING 1.44 AC

Otherwise known as 2679 Ann Arbor-Saline Road. Ann Arbor, MI 48103

These regulations are intended to supplement only those provisions in Ann Arbor City Code ("City Code") that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in City Code.

Section 3: Findings

The beneficial effects of the proposed site plan and supplemental PUD regulations are as follows:

- (A) The expansion of convenience retail options at this site will benefit the surrounding neighborhoods.
- (B) The architectural design standards set by the PUD will ensure appropriate development of this gateway site.
- (C) Additional job opportunities within the City limits will result from the expansion of the retail store and drive thru.

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- (D) The Mallets Creek watershed will be protected and enhanced by the expanded storm water management system within the development.
- (E) A pedestrian sitting area offers a pleasing amenity to area residents and to visitors.
- (F) An outdoor eating area with convenient pedestrian access.
- (G) The parcel described above meets the standards for approval as a PUD, and the regulations contained herein constitute neither the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

(A) Permitted principal uses shall be:

- (1) Those principal uses permitted in the C1 (Local Business District) as set forth in the Zoning Ordinance of City Code.
- (2) Gasoline service station

(B) Permitted accessory uses shall be:

- (1) Those accessory uses permitted in the C1 (Local Business District) as set forth in the Zoning Ordinance of City Code.
- (2) Temporary display and sales of merchandise sold by the principal use, subject to a maximum of 180 days per calendar year, occupying an area 10% of the size of the principal building or use, not located in any required open space, and maintaining adequate pedestrian and vehicular circulation.
- (3) Vending machines, merchandise and display areas are not to be located within the sidewalk perimeter around the building and are not be located in front of the building.
- (4) Single lane drive thru and associated service window.

(C) Required Site Elements shall be:

- (1) A pedestrian amenity at the Northeast Corner of Ann Arbor Saline Road and Eisenhower, consisting of a minimum of 200 square feet in area, surfaced with brick pavers, and including a public seating area.
- (2) An outdoor eating area, consisting of a minimum of 180 square feet in area, with at least two tables and seating for eight. The outdoor eating area shall be located within an interior landscape island of at least 1,100 square feet.

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(D) Setbacks:

Front: North (Ann Arbor – Saline Road) – 10 feet MINIMUM
South (West Eisenhower Boulevard) – 10 feet MINIMUM
Rear: None

(E) Height: 50 feet MAX

(F) Lot Size: The size of the PUD zoning district shall be a minimum of 60,000 sf.

(G) Floor Area Ratio: Allowable floor area in percentage of lot area for the PUD shall be 150% MAX

(H) Parking: Vehicular and bicycle off-street parking shall be provided as required by City Code.

(I) Storm Water Requirements: All requirements of City Code, Chapter 63 shall apply, with a minimum of 700 cubic feet of additional storm water detention capacity.

(J) Architectural Design:

The exterior site and building features shall be consistent with the following design guidelines, as determined by the Planning Manager:

Design of the building on the site shall contain a dominant architectural feature that serves as a focal point for this gateway site.

Driveways, access points, loading docks and outdoor sales areas shall be located to minimize impact on pedestrians and maintain pedestrian safety, circulation and comfort.

Locate and sufficiently screen mechanical systems to minimize visual impacts from the right-of-way and adjacent buildings.

Principal exterior materials of all sides of buildings shall be of a permanent quality, such as masonry, cultured stone, glazed tile, or textured concrete block. Roof areas visible from ground level shall be surfaced with standing seam metal or metal cap.

Building facades shall be detailed to provide architectural relief, accent materials, fenestration, and varied rooflines.

Prepared by Chris Cheng

As Amended by Ann Arbor City Council on September 3, 2013