

From: Jay Schloff

Sent: Thursday, March 02, 2017 1:31 PM

To: Planning <Planning@a2gov.org>

Cc: Jill Schloff

Subject: for members of the Ann Arbor Planning Commission, re proposed redevelopment of Circle K site at the intersection of Packard and Stadium

Dear Members of the Planning Commission:

We write to address the site plans offered by Circle K for the proposed construction of a new gas station at the southeast corner of the intersection of Packard and Stadium. We reside at 1423 Iroquois, which is immediately adjacent to the southern boundary of the Circle K property.

We understand that there is a site plan that has been formally presented to the Commission (the "original plan") as well as an alternative plan that Circle K is considering presenting to the Commission (the "alternative plan"). It is also our understanding that the alternative plan would require a variance from the setback requirements currently imposed on the Circle K property.

This is to let the Commission know that (1) we are not opposed to the setback variance (which variance would place the new Circle K building very close to our property line) and (2) that we strongly support the alternative plan as opposed to the original plan.

We feel that the alternative plan has a number of advantages over the original plan, including:

- Directing light, customer traffic, and gas pump activity away from the residences that are immediately adjacent to and south of the Circle K property;
- Eliminating the original plan's drive lane that would have directed vehicular traffic (including tanker trucks) along the residences' property line;
- Offering a vehicular entrance/exit on Packard that has better sightlines for exiting vehicles than the original plan's proposed Packard entrance/exit, as under the original plan there is no real visibility for Packard pedestrian and vehicular approaching from the north given the location of the proposed building, and a current fence south of the proposed entrance/exit prevents visibility for Packard pedestrian and vehicular approaching from the south. The lack of visibility if the original plan goes forward is not acceptable for a city that has indicated that it values the safety of pedestrians and bicyclists (many of which are children in this particular neighborhood);
- Moving the building toward the center of the property, rather than immediately up against Packard (as provided by the original plan) provides some buffer for the commercial activity that is currently directed toward the Packard/Stadium intersection; and
- The alternative plan provides more trees to create a further buffer for residents from the commercial activity at the Circle K site.

We also would like to note our appreciation of the willingness of Circle K's representatives to meet with neighbors and to consider our concerns. We reiterate our support of the alternative plan and do not object to setback variance that it would require.

As an additional note (as we understand that this a matter under control of the city), any noise mitigation or controls for the emptying of the dumpsters at the Circle K property (e.g., a pad underneath the dumpsters) would be appreciated as the significant noise that currently occurs when the dumpsters are emptied (usually between 4 and 6 a.m., twice a week) is not conducive to a residential neighborhood.

We look forward to the Commission's consideration of the alternative plan and thank you in advance for your consideration.

Jay and Jill Schloff
1423 Iroquois