

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 16, 2016

SUBJECT: Domino's Pizza Site Plan for City Planning Commission Approval (716 Packard Street) File No. SP16-088

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends approval of the Domino's Pizza Site Plan, subject to approval of variances from the Zoning Board of Appeals.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because the plan would comply with all local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development 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 at the southeast corner of S. State St. and Packard St. (Central Area). This site is located in the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioner proposes adding a 153-square foot cooler onto north side of the existing 1,100-square foot former restaurant facing Packard Road. This cooler location requires a 10-foot front setback variance from the Zoning Board of Appeals as it is located up to the property line. Planning Commission approval for a 153-square foot cooler expansion is required as this addition is considered a minor change to the site with no previous site plan on file. Variances etc.

The former pizza restaurant will remain as the same type of use with the exterior and interior of the building upgraded. Access to the parking area will be off two existing curb cuts on Packard and State Street with one way circulation entering off Packard and exiting onto S. State St. The State Street curb cut is proposed to be reduced to improve traffic circulation on site.

Two off-street parking spaces are proposed. A variance from the Zoning Board of Appeals is necessary to reduce the required parking from 11 spaces to 2 due to the triangular shape of the lot. Eight bicycle parking spaces are proposed near the building entrance and the petitioner indicates deliveries will primarily be made by bike with walk-up business emphasized. Storm water detention is not required as this site is under the minimum requirement of 5,000 square feet.

No natural features exist on site. The petitioner is requesting a variance from the required right-of-way landscaping width and screening of the 2 parking spaces. Existing pavement located at the western tip of this site is to be converted into a landscape island to prevent future parking in

this area and provide screening of the parking area. An additional landscaping strip is also proposed along State Street to provide screening. The southern rear of the site requires a 15-foot wide conflicting land use buffer (club) to screen this site from the adjacent residential use. Shrubs are proposed in this club area with a variance from the width and tree requirement requested from the ZBA.

The project is proposed to be completed in one phase at a total estimated cost of approximately \$450,000.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	C1A/R (Campus Business Residential District)	C1A/R	C1A/R
Gross Lot Area	0.08 acre (3,485 sq ft)	0.08 acre (3,4856 sq ft)	None
Setback – Front	8 ft – Packard 4 ft – State St.	0 ft – Packard* 4 ft – State St.	10 ft MIN
Setback – Side(s)	NA	NA	None
Setback – Rear	3 ft	3 ft	None
Height	14 ft	15 ft	None
Parking – Automobile	5 spaces	2 spaces*	11 spaces MIN
Parking - Bicycle	None	8 spaces - Class C	2 spaces - Class C MIN

* Variance requested

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Retail and Multiple-family	C1A (Campus Business District)
EAST	Retail and Multiple-family	C1A
SOUTH	Single-family Residence	C1A/R (Campus Business Residential District)
WEST	Retail and Multiple-family	C1A/R

HISTORY

A two-story house was located on this site in 1916. By 1925, a small gas station was constructed on site, and between 1931 to 1947 the current structure was built. A site plan waiver was approved in 1975 as the existing vacant 1,000 square foot gas station was proposed to be converted into a retail center. This waiver was approved.

PLANNING BACKGROUND

The Central Area Plan recommends commercial and office uses for this site. It also notes that access to nearby neighborhoods between commercial and residential areas should be improved.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning - The mortgage survey does not contain all existing features on the site. It does, however, call out a portion of existing public sidewalk encroaching into the property along South State Street and along Packard Street. A public sidewalk easement will be required in order for this existing condition to remain.

Planning – Due to the lot size and considerable irregularity of the shape of the parcel, staff supports the proposed variances for parking, setbacks and landscaping. Without these variances, a potentially difficult circulation plan for the site exists. The petitioner proposes to install landscaping along the west corner to provide screening and installing bicycle parking. With the limited number of off-street parking spaces, the new owner states pizzas will be delivered primarily by bicycle and the majority of pick-ups will be by walk-in.

Prepared by Christopher Cheng
Reviewed by Brett Lenart

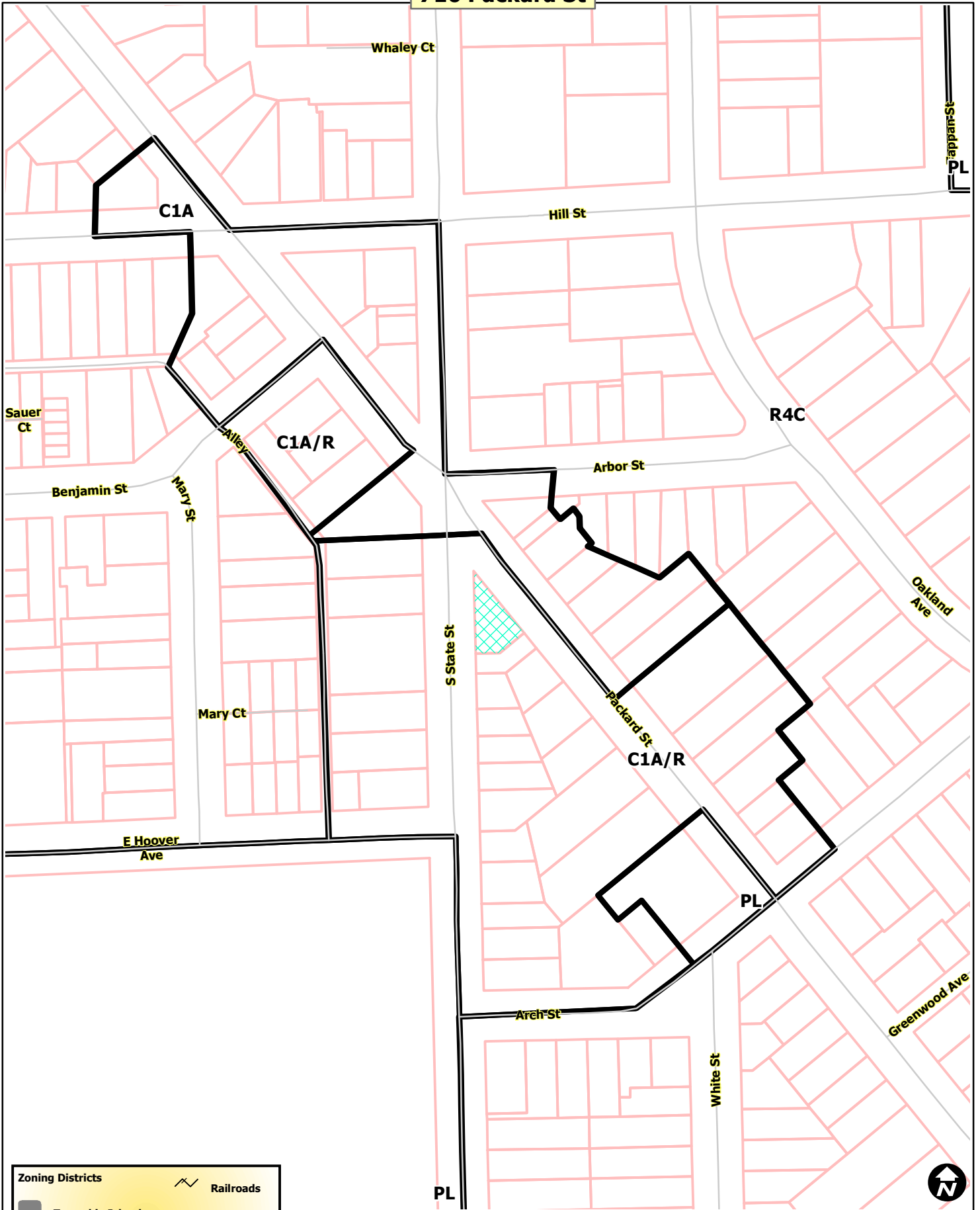
Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan

c: Petitioner's Agent: Mathew Zaia
30 Frank Lloyd Wright Drive, Lobby F
Ann Arbor, MI 48105

Petitioner: David Cesarini
25 Jackson Industrial Drive, Suite 600
Ann Arbor, MI 48103

City Assessor
Systems Planning
File No. SP16-088

716 Packard St



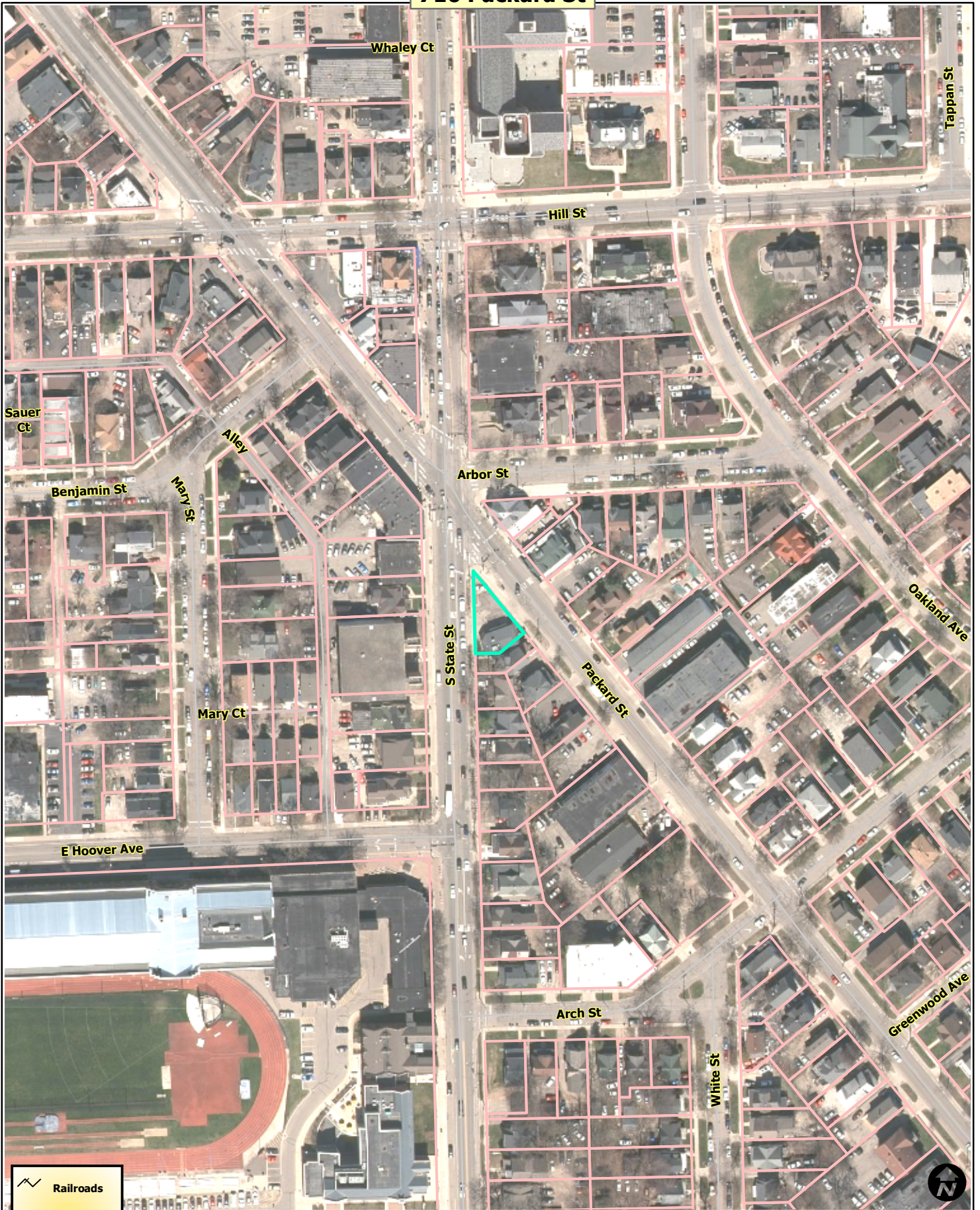
	Zoning Districts		Railroads
	Township Islands		Parcels
	City Zoning Districts		Huron River



Map date 7/15/2016
Any aerial imagery is circa 2015 unless otherwise noted
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716 Packard St



-  Railroads
-  Parcels
-  Huron River






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716 Packard St

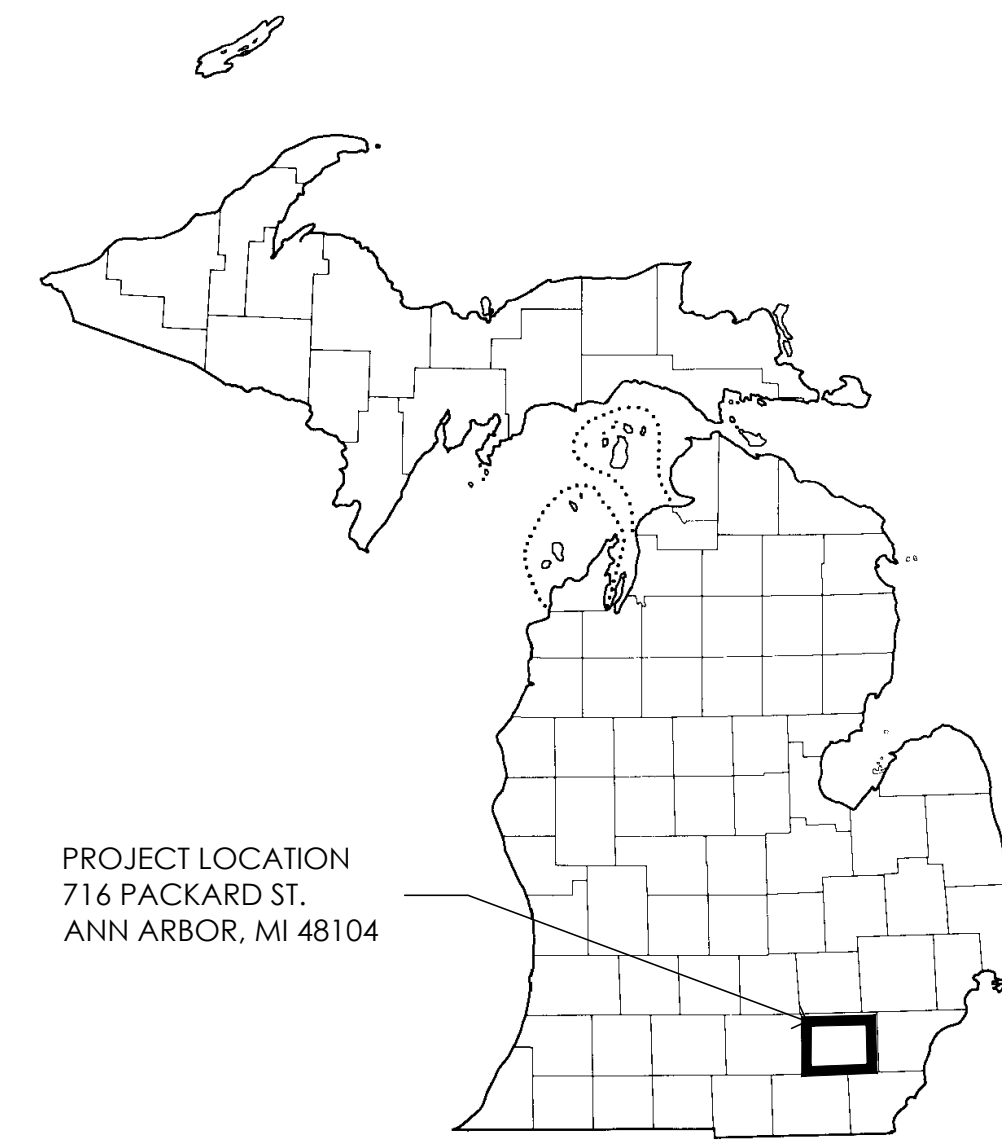


-  Railroads
-  Parcels
-  Huron River



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PROJECT INFORMATION CHECKLIST				
	REQUIRED	EXISTING	PROPOSED	NOTE
ZONING	C1A/ R	C1A/ R	C1A/ R	
FRONT YARD-BUILDING	10'	10'	10'	VARIES, >10'
SIDE YARD	10'	10'	10'	VARIANCE REQUEST
REAR YARD	10'	10'	10'	VARIANCE REQUEST
PARKING	11	-	2	VARIANCE REQUEST
PARKING SPACE	9x18'	9x18'	9x18'	
ACCESSIBLE PARKING	-	-	1	
PARKING AISLE	24'	-	24'	
BICYCLE PARKING	2	0	8	
MAXIMUM HEIGHT	35'	14'	15'	
STORIES	-	1	1	
SITE AREA	4,300 S.F.	3,484.8 S.F.	3,484.8 S.F.	
BUILDING AREA	N/A	1,105 S.F.	1,105 S.F.	



3 VICINITY MAP NOT TO SCALE



2 LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:

PART OF LOT 1 BLOCK 4 HILLS ADDITION, COM AT INT OF SWLY LINE OF PACKARD ST AND E LINE OF STATE ST, TH SELY ALONG PACKARD ST 105 FT, TH AT RT ANGLES TO PACKARD ST SWLY 35.81 FT TO PT IN A LINE BISECTING SELY ANGLE FORMED BY E LINE OF STATE ST AND SW LINE OF PACKARD ST TH DEFL 30 DEG 16 MIN TO RT 35.83 FT TO IRON PIPE IN E LINE STATE ST, TH DEFL 88 DEG 24 MIN TO RT 104 FT ALONG E LINE OF STATE ST TO POB

PARCEL NO.: 09-09-33-208-009

TOTAL ACREAGE: 0.08

ZONING CODE: C1A/ R

ECF NEIGHBORHOOD CODE: 0204 - 204 CENTRAL CAMPUS COM

PROPERTY CLASS: 201-201 COMMERCIAL

LOT FRONTAGE: 104.00 FT. LOT DEPTH: 70.00 FT.

PROJECT DESCRIPTION:

EXISTING 1,105 S.F. PIZZA STORE TO BE REMODELED FOR DOMINO'S PIZZA, ADDITION OF 153 S.F. TRASH ENCLOSURE ON THE WEST SIDE OF THE EXISTING BUILDING.

PROJECT VALUATION: \$450,000 - \$500,000

PETITIONER AND AGENT INFORMATION:

PIES, INC.
 716 PACKARD STREET
 ANN ARBOR, MI 48104
 P: 734.476.9386
 E: DCES1122@GMAIL.COM

VARIANCE REQUESTS:

- VARIANCE 1. EXISTING BUILDING IS NON-CONFORMING WITH EXISTING 10' SETBACK. ASKING FOR ZERO LOT LINE ON WEST SIDE OF BUILDING AT NEW TRASH ENCLOSURE. AND ON EAST SIDE AT NEW SIDEWALK AND HANDRAIL.
- VARIANCE 2. 100 S.F. ACCESSORY STRUCTURE ALLOWANCE, ASKING FOR ADDITIONAL 53 S.F. FOR A TOTAL OF 153 S.F. ACCESSORY STRUCTURE ALLOWANCE FOR NEW TRASH ENCLOSURE ON WEST SIDE OF BUILDING.
- VARIANCE 3. PARKING REQUIREMENT IS 1 PER 100 S.F., ASKING FOR A VARIANCE FOR 2 PARKING SPACES. (DOMINO'S IS PRIMARILY CARRYOUT, EMPLOYEE PARKING IS IN A PERMIT AREA OFF SITE, CUSTOMERS TO USE STREET PARKING, 2 BIKE SPACES REQUIRED AND 8 PROVIDED.)
- VARIANCE 4. NON-CONFORMING CURB CUTS AT EAST DRIVE (STATE STREET) TO BE BROUGHT INTO COMPLIANCE.

COMMUNITY ANALYSIS:

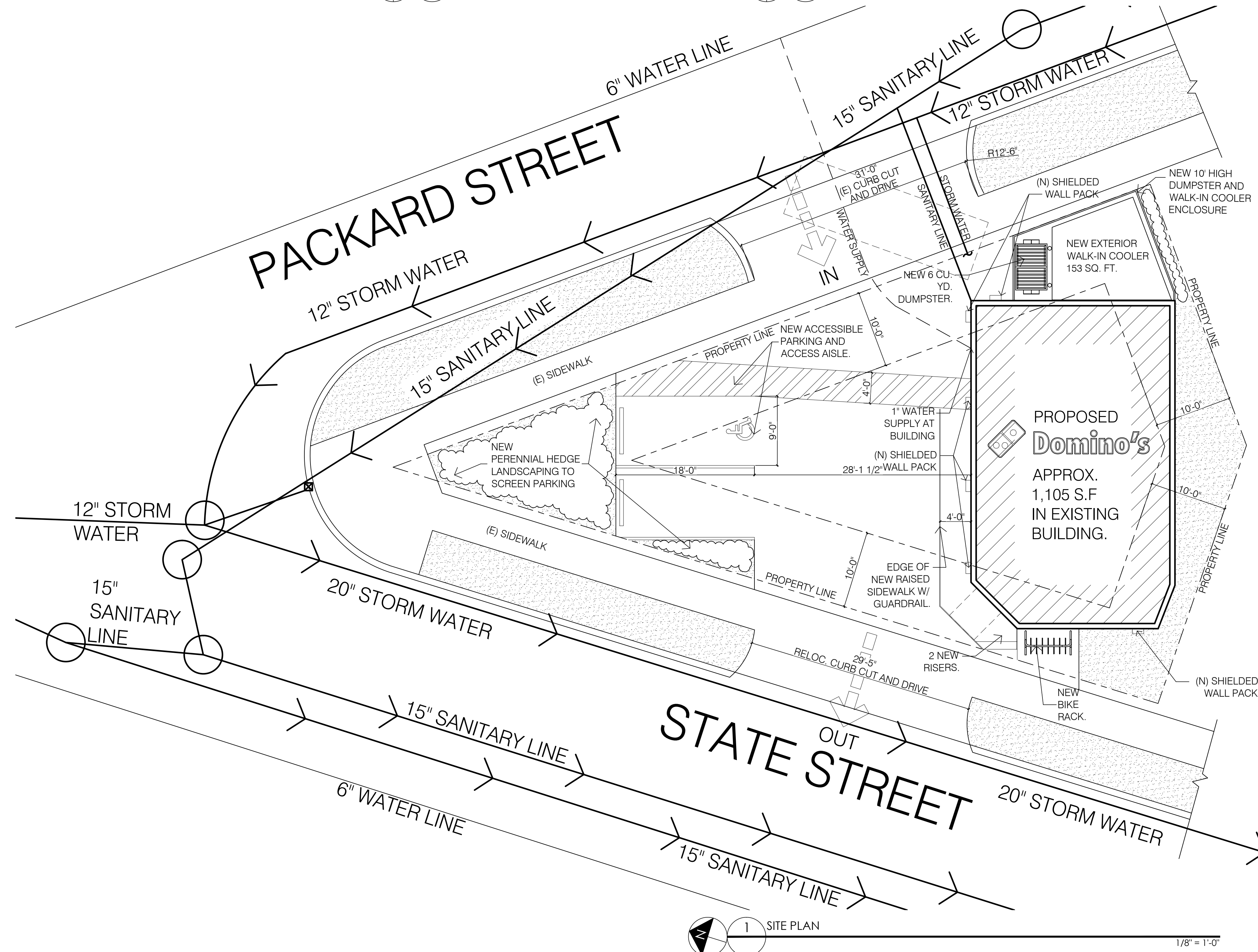
NO CHANGE IN USE IS PROPOSED. NO IMPACT ON PUBLIC SCHOOLS, SURROUNDING DEVELOPMENT, AIR OR WATER QUALITY, NATURAL FEATURES, OR HISTORIC SITES OR STRUCTURES.

TRAFFIC IMPACT:

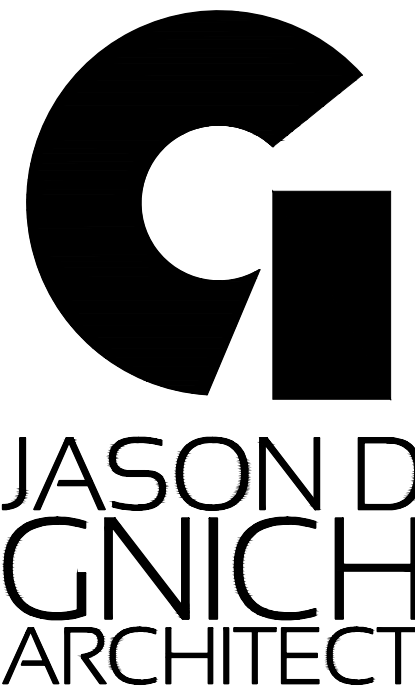
NO IMPACT ON TRAFFIC. CARRY-OUT AND BIKE TRAFFIC, PUBLIC TO USE SHORT TERM STREET PARKING.

SITE ANALYSIS:

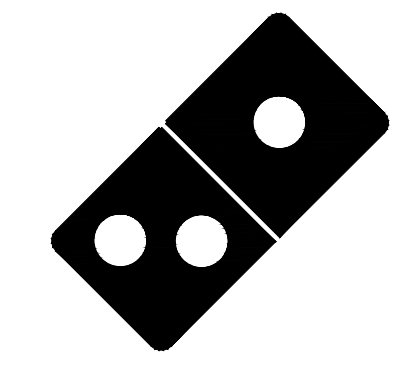
NO CHANGE IN IMPERVIOUS SERVICE. SIDEWALKS TO BE REPLACED PER REVIEW IF FOUND TO BE NON-CONFORMING.



1 SITE PLAN 1/8" = 1'-0"



9 SE 3RD AVE, SUITE 110
 PORTLAND, OR 97214
 V. 503.552.9079
 F. 503.241.7059
 WWW.GNICHARCH.COM



Project No: 4014
 Domino's Pizza Bakery Store
 Pizza Theater Tenant Improvement
 716 Packard St., Ann Arbor, MI 48104
 for Pies, Inc.
 716 Packard Street
 Ann Arbor, MI 48104

ISSUED FOR PERMIT:
 08.11.16

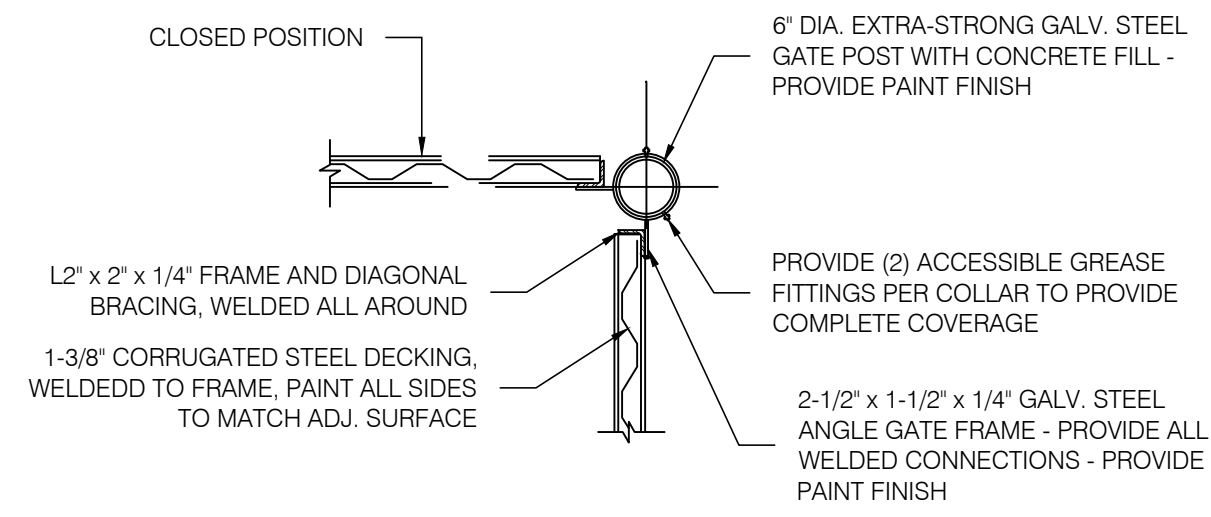
REV: DATE: DESCRIPTION:

SHEET NAME:
 ARCHITECTURAL
 SITE PLAN/
 LOCATION MAP/
 VICINITY MAP/ PROJECT
 INFORMATION

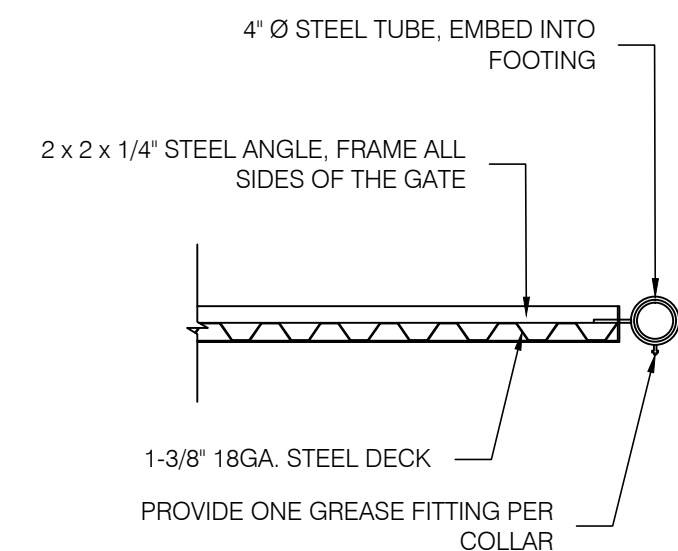
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SP1.0

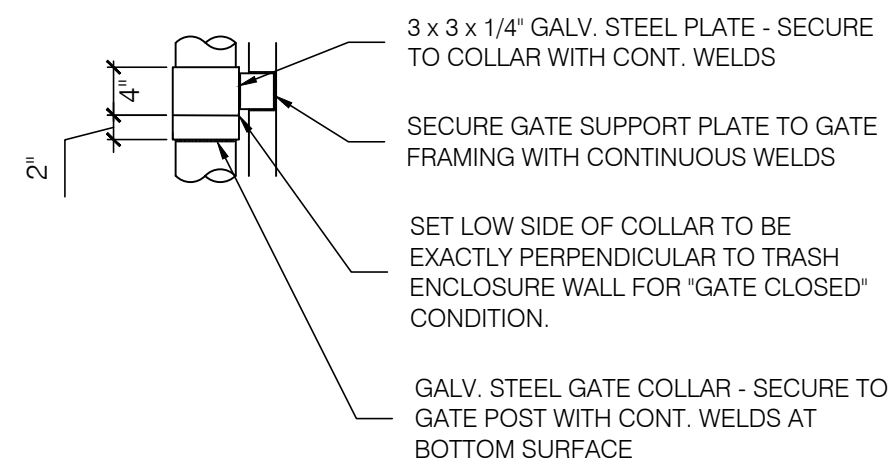
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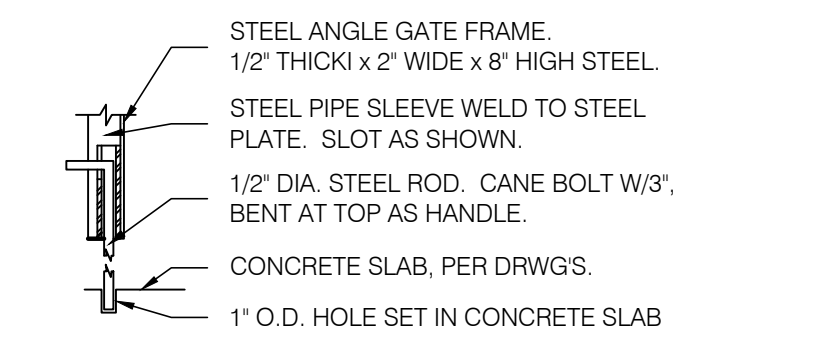
13 GATE POST PLAN DETAIL
SCALE: 3/4" = 1'-0"



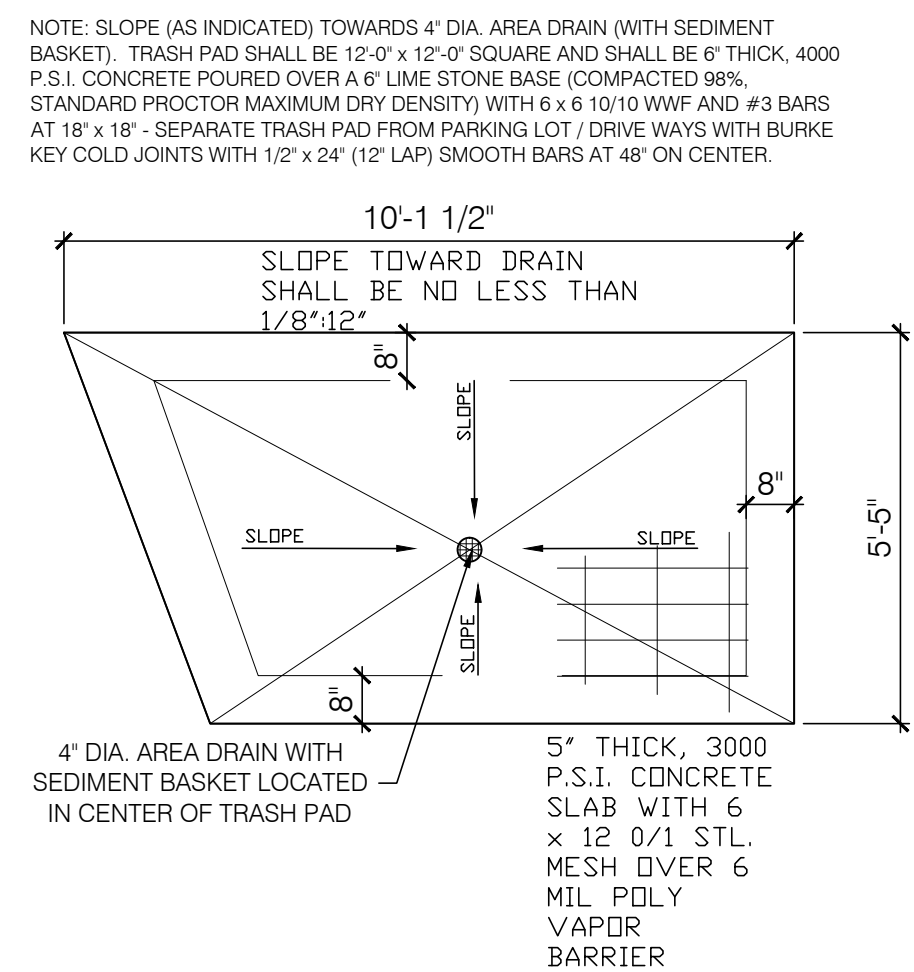
12 GATE PLAN DETAIL
SCALE: 3/4" = 1'-0"



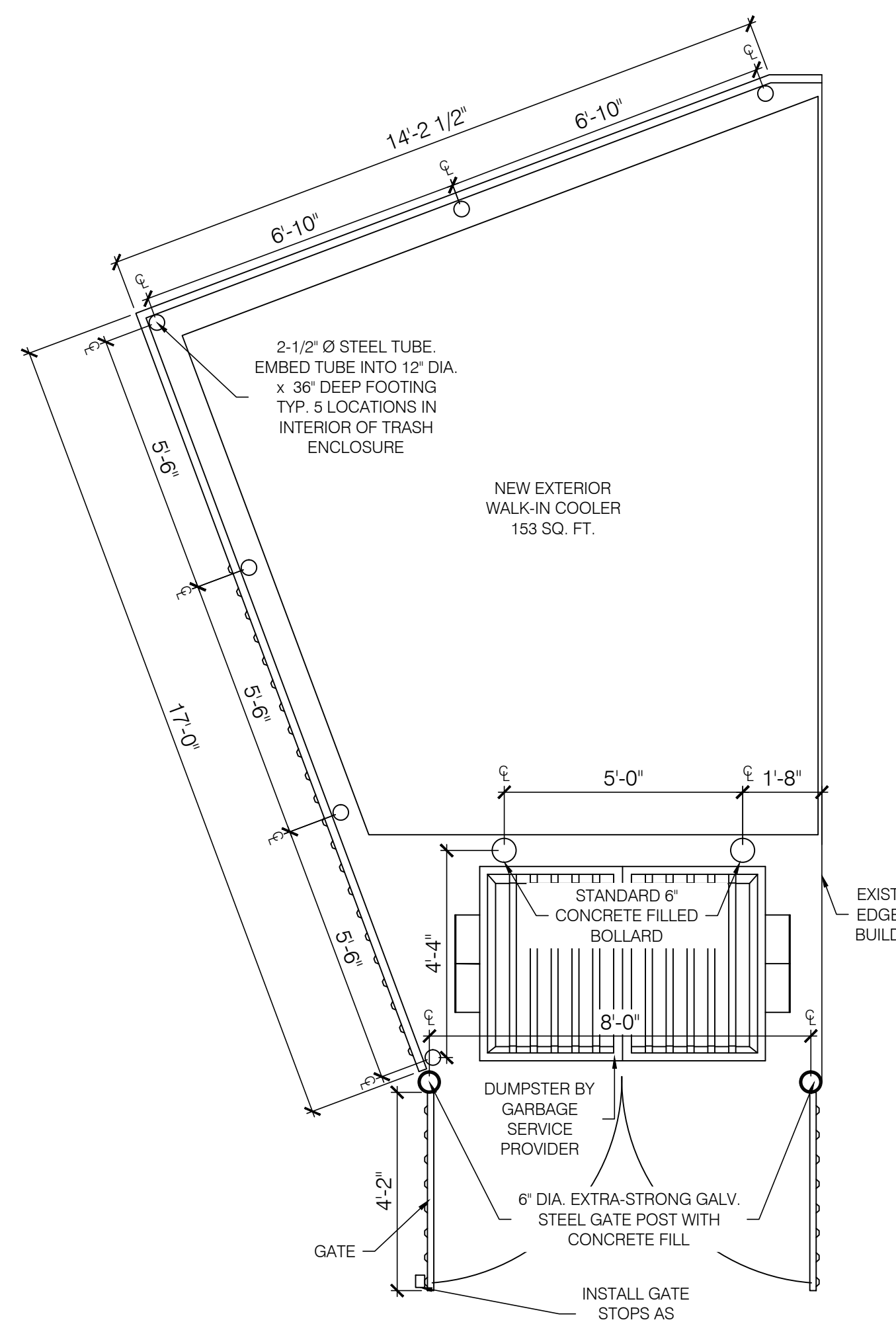
10 TRASH ENCLOSURE GATE POST COLLAR DETAIL
SCALE: 3/4" = 1'-0"



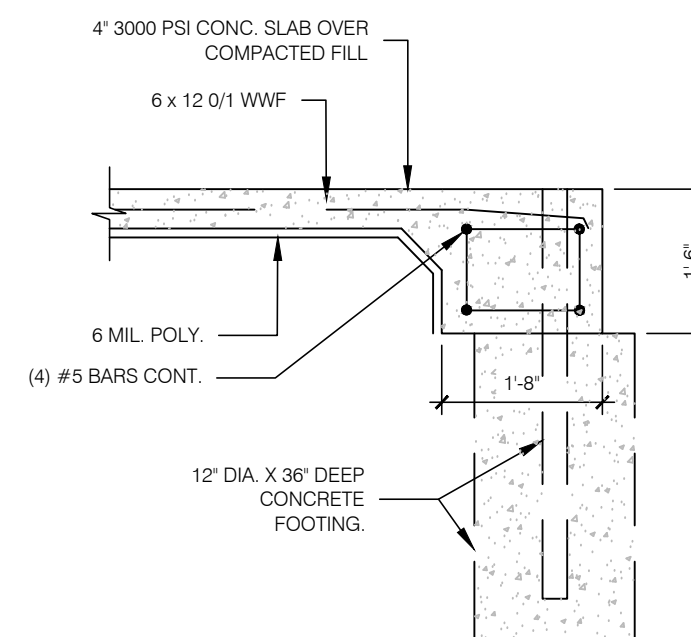
9 TRASH ENCLOSURE CANE BOLT DETAIL
SCALE: 3/4" = 1'-0"



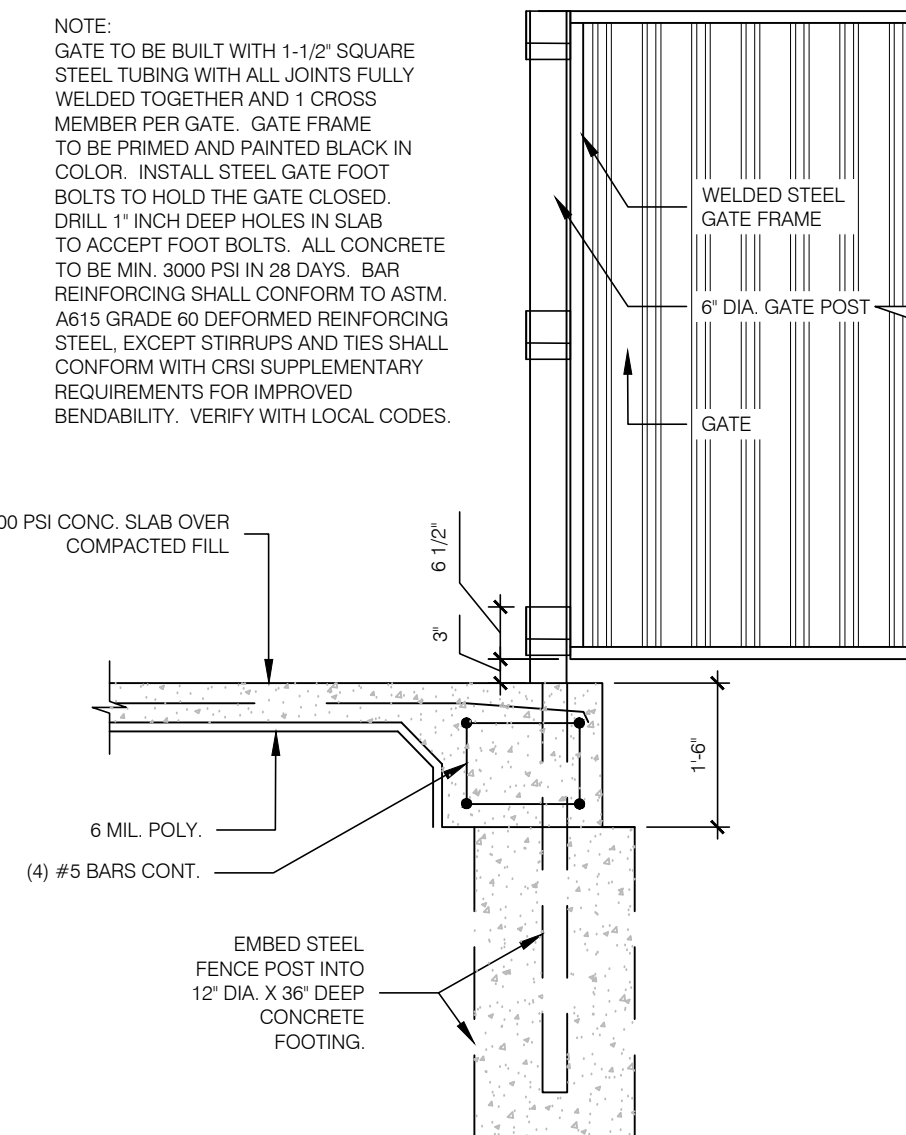
8 TRASH PAD PLAN
SCALE: 3/8" = 1'-0"



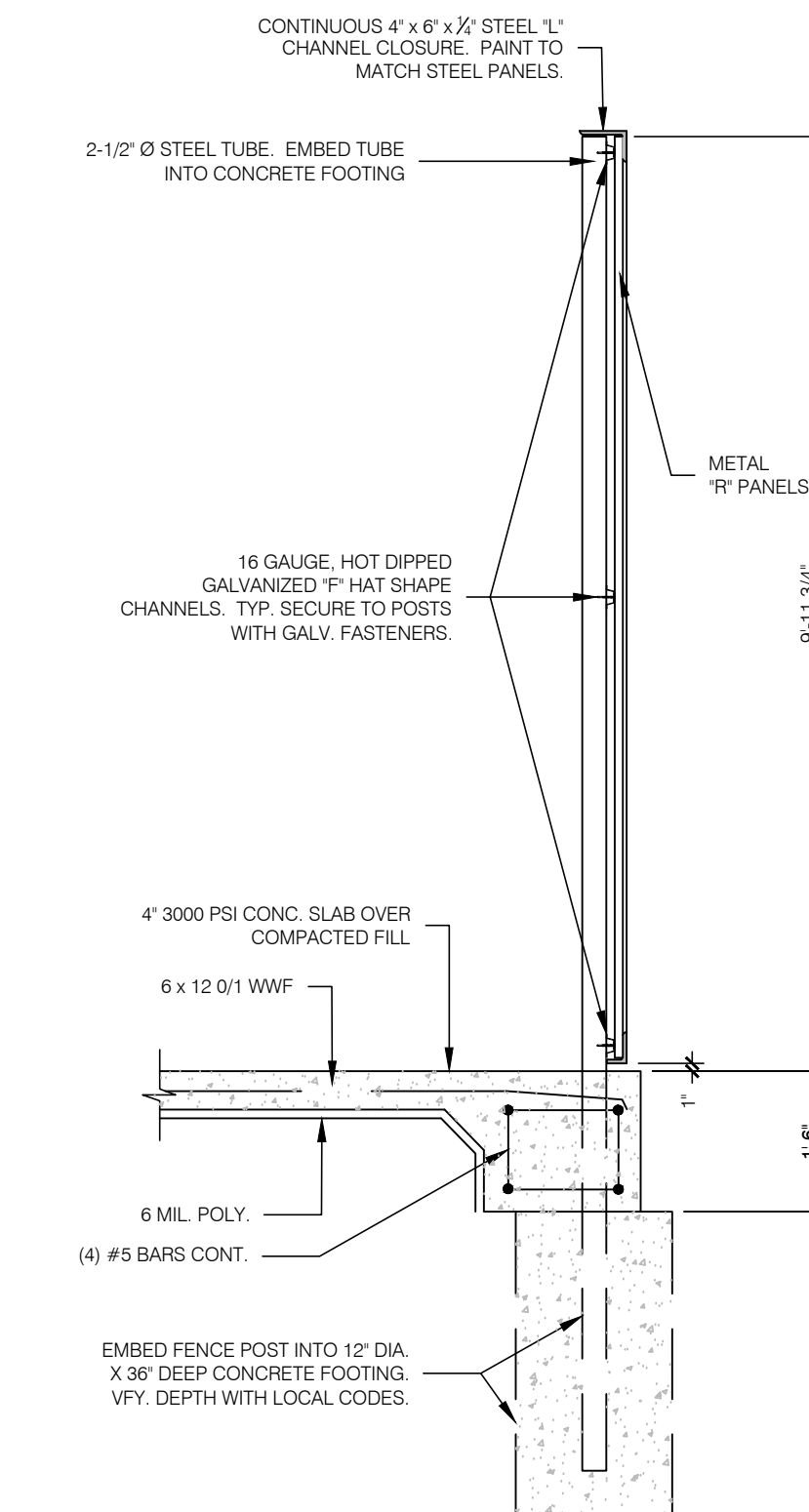
7 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"



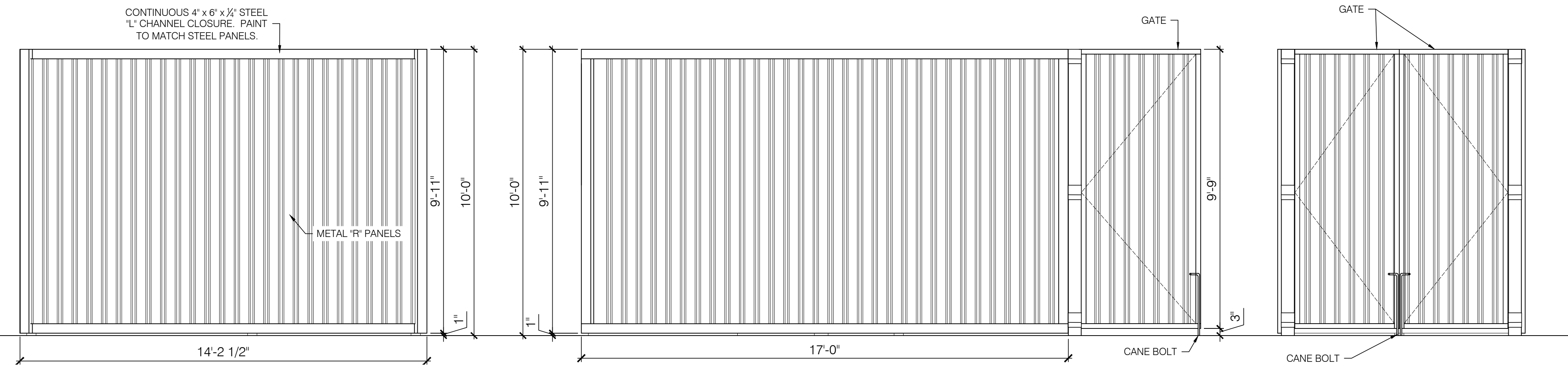
11 CONC. FOOTING DETAIL
SCALE: 1/2" = 1'-0"



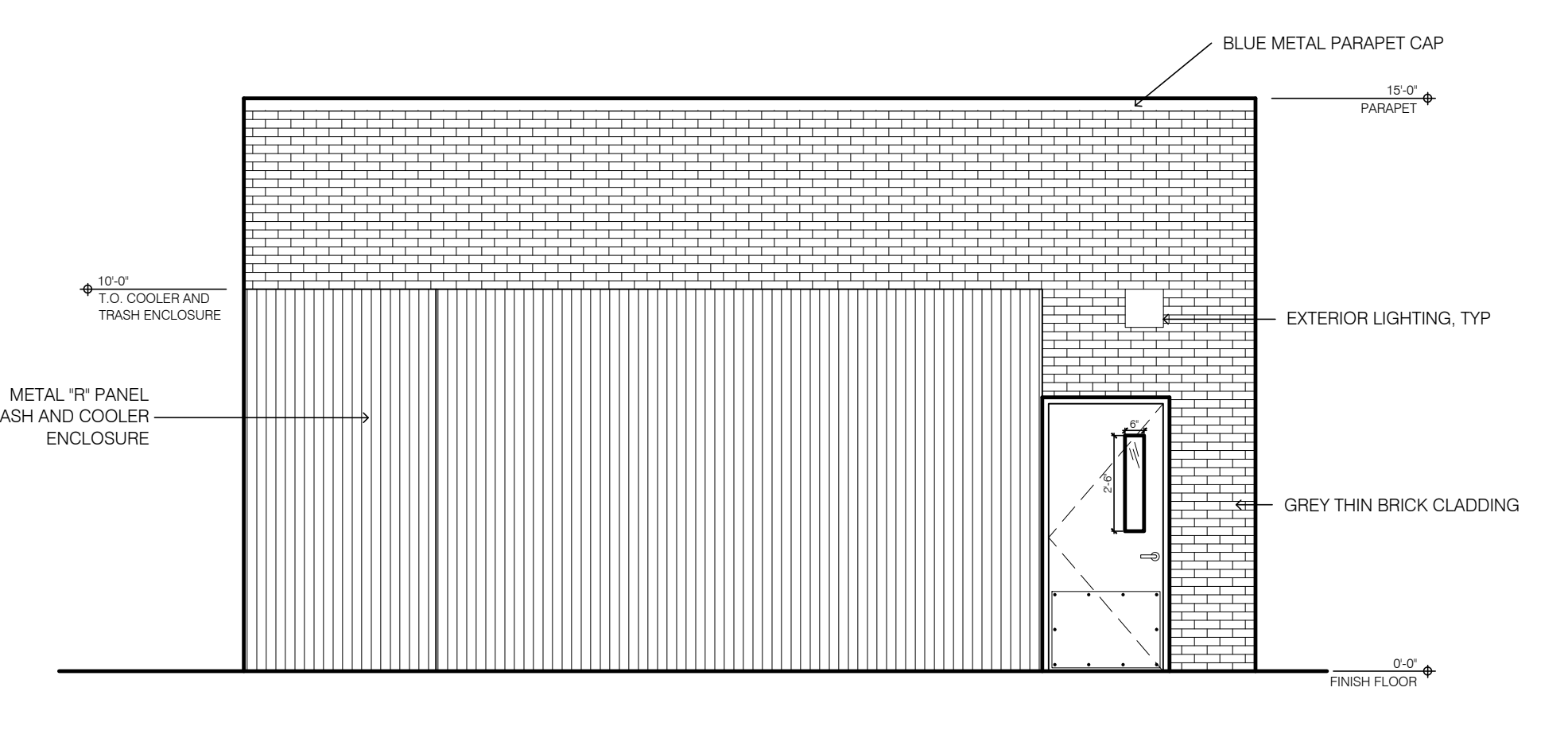
6 DUMPSTER GATE HINGE DETAIL
SCALE: 1/2" = 1'-0"



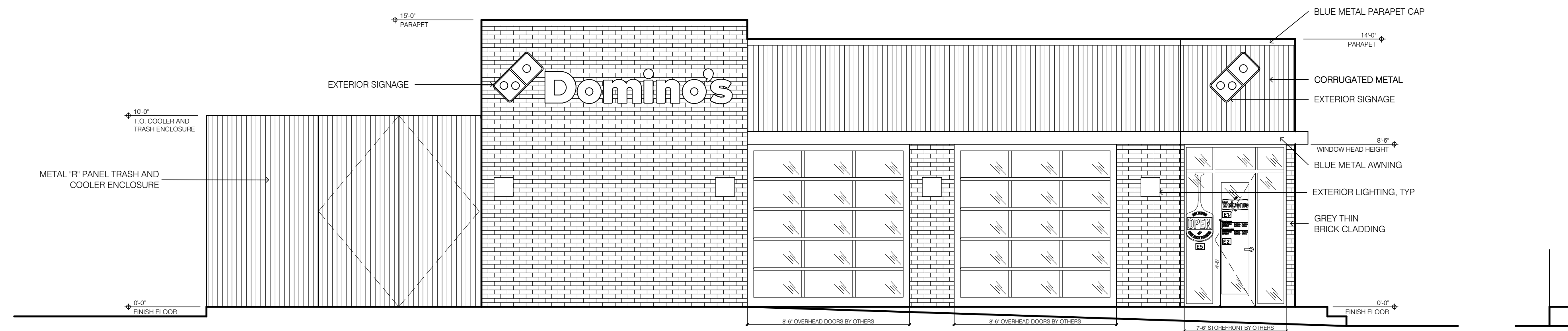
5 TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"



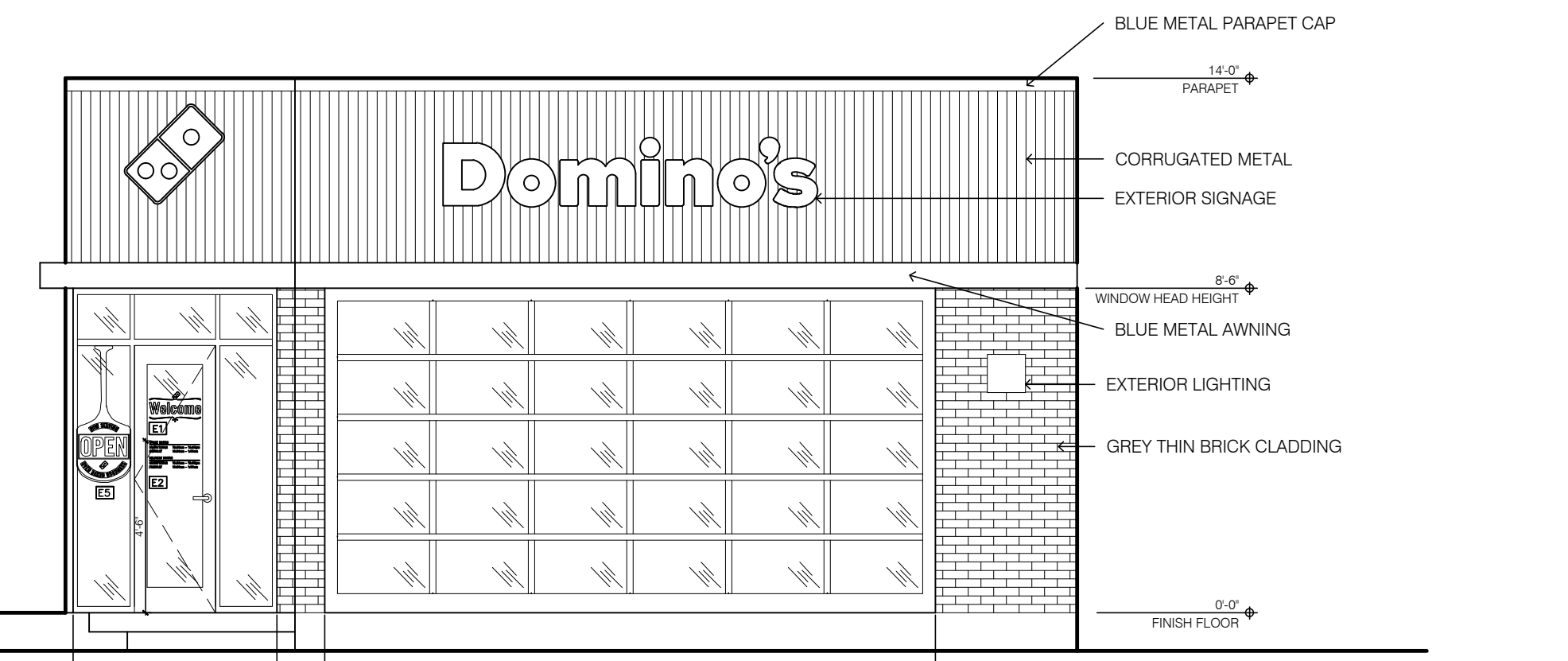
4 TRASH ENCLOSURE ELEVATIONS
SCALE: 3/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



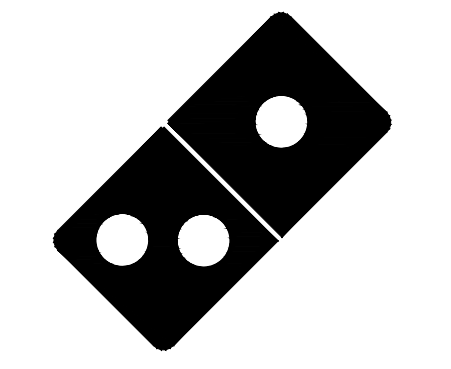
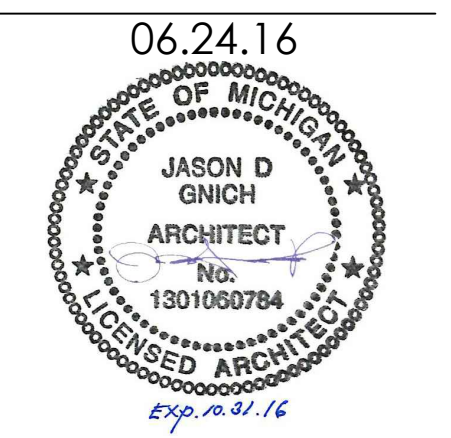
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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 716 Packard St., Ann Arbor, MI 48104
 for Domino's Pizza
 30 Frank Lloyd Wright Dr.
 Ann Arbor, MI 48105

ISSUED FOR SITE PLAN
 SUBMITTAL:
 06.24.16

REV.	DATE	DESCRIPTION

SHEET NAME:
 BUILDING ELEVATIONS/
 TRASH ENCLOSURE
 DETAILS

SHEET NUMBER:
SP3.0