

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For the Planning Commission Meeting of October 3, 2023**

**SUBJECT: 1655 Plymouth Road Taco Bell PUD Site Plan - Project No. SP23-0016**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves the 1655 Plymouth Road Taco Bell Site Plan, as it complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations, subject to resolution of the following:

1. Approval of Engineering issues identified in review dated: 09/08/2023

#### **SUMMARY:**

This site, zoned PUD (Planned Unit Development) and the proposed Taco Bell restaurant comply with the supplemental regulations. No amendments to the supplemental regulations nor special exception use are required for the existing and proposed drive-through lane. The site plan adheres to zoning and is categorized as a Site Plan for City Planning Commission approval.

#### **LOCATION:**

This site is located on the north side of Plymouth Road between Osage Dr. and Upland Dr. (Ward 1). Traver Creek Watershed.

#### **STAFF RECOMMENDATIONS:**

Staff recommends that the **site plan** be **approved** because, with the proposed restaurant modifications, the contemplated development complies with all applicable state, local and federal laws, ordinances, standards and regulations subject to resolution of the following;

1. Approval of Engineering issues identified in review dated: 09/08/2023

**Description** – The site is currently zoned PUD (Planned Unit Development), originally approved on December 1, 1986 and revised on June 20, 2000 (attached). The previously approved Wendy's restaurant was built in 1987 and is to be demolished to construct a 2,500-square foot Taco Bell restaurant with a single drive-through lane. Site access remains off Plymouth Road and Osage Drive with 35 parking spaces to remain and be resurfaced in front of the site. The Plymouth Road Commercial PUD Supplemental Regulations allow a one-story restaurant building not to exceed 16 feet in height or 2,800-square feet. The proposed restaurant complies with these requirements.

**Master Plan Recommendation** – The [City Master Plan](#) includes 8 elements, adopted individually between 2009 and 2017, and together by resolution in 2015. Together, the City Master Plan elements seek to guide the City towards sustainability, conservation, and increasing livability, affordability, transportation choices, and dense, mixed uses on vibrant, active, friendly streets. The Land Use Element recommends “mixed uses” for this site.

**Staff Comments** – In the past 50 years, the Plymouth Road corridor has evolved from a rural road into a commercial and transit corridor. At the time this PUD was approved and then amended, there were a variety of uses including a self-storage facility, fast food restaurant with single drive-through lane, an automobile service facility, carwash and oil changing facility as part of the originally approved PUD.

**Development Standards Review** – Staff has reviewed the site plan for compliance with all applicable development standards of the PUD Supplemental Regulations. A summary of staff findings is provided in the chart below.

|                 | EXISTING                   | PROPOSED                   | REQUIRED/<br>PERMITTED                       |
|-----------------|----------------------------|----------------------------|--|
| Zoning          | PUD                        | PUD                        | PUD  |
| Lot Area        | .98 acres (42,556 sq. ft.) | .98 acres (42,556 sq. ft.) | 6,000 sq. ft. MIN                            |
| FAR %           | (23,326 sq. ft.)           | 6% (2,465 sq. ft.)         | 2,800 sq. ft. MAX                            |
| Setbacks        | Front                      | 30 ft.                     | 30 ft. MIN                                   |
|                 | Side (E)                   | 12 ft.                     | 0 ft – East                                  |
|                 | Rear                       | 20 ft.                     | 20 ft MIN – North                            |
| Height          | 1-story<br>16 ft           | 1-story<br>16 ft           | 16 ft. MAX                                   |
| Vehicle Parking | 56 spaces                  | 56 spaces                  | 56 spaces MIN                                |
| Bicycle Parking | 12 spaces Class C          | 4 spaces Class B           | 2 spaces Class B MIN<br>2 spaces Class C MIN |

**Staff Comments**

**Office of Sustainability & Innovation** – Recommendations for this site include on-site solar with on-site energy storage, provide feasibility assessment for Passive House Certification, all electric heating sources, use LED lighting for public lighting, include compost waste bin designations, and consider building materials with low embodied carbon and end-of-life options.

**Planning** – The site currently contains a vacant Wendy’s restaurant with single drive-thru lane that was split from the parent parcel in 2012. The proposed site plan calls for demolishing this building and constructing a similar restaurant in the same area with a single drive-through lane layout. Access to the site continues off Plymouth Road and Osage Drive with exiting drive-

through traffic remaining off Osage Drive. This layout and use is permitted by the PUD Supplemental Regulations adopted in 2000.

The surface parking lot fronting this site is proposed to be resurfaced. EV-I (Installed) and EV-C (Capable) parking was requested as part of this review, however it is not required for existing parking. The drive-through facility remains in the same general location and is placed to minimize inconvenience for pedestrians while facilitating vehicle movement through the site.

Prepared by Chris Cheng  
Reviewed by Hank Kelley  
9/22/23

Attachments: Site Plan  
Zoning Map  
Aerial Photo  
Supplemental Regulations

Links: [Additional Project Files \(STREAM\)](#)

c: Applicant – Black River Bells, 7915 Kensington Court, Brighton, MI 48116 (Clint Lyders, clint.lyders@teamlyders.com)  
Applicant's Engineer – Excel Engineering (lisa.vanhandel@excelengineer.com)  
Systems Planning  
Project No. SP23-0016