

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 16, 2019

**SUBJECT: Shell Gas Station PUD Site Plan & Landscape Modification
(2679 Ann Arbor-Saline Road)
File No. SP18-047**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Shell Gas Station Planned Unit Development (PUD) Site Plan and associated Landscape Modifications.

STAFF RECOMMENDATION

Staff recommends that the PUD Site Plan proposal be **approved** because it complies with the PUD supplemental regulations and all the applicable local, state and federal laws, ordinances, standards and regulations; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

Staff recommends that the Landscape Modifications be **approved** because the modifications are consistent with the intent of the ordinance and are associated with a previously approved site plan.

LOCATION

This site is located at the northeast corner of the West Eisenhower and Ann Arbor-Saline Road intersection (South Area and Malletts Creek Watershed).

DESCRIPTION OF PETITION

Previous proposals to remove a former car wash and construct additions to the existing convenience store on this gas station site were approved by City Council in July 2012 and a drive-thru lane and drive-thru window were approved in 2014. The building and site improvements have since been completed.

The petitioner is now proposing to revise the PUD site plan to construct a 4,712-square foot two-story addition on the south side of the building for a new overall floor area of 8,792-square feet.

The curb cuts off Ann Arbor-Saline Road and Eisenhower Blvd. remain the same leading to 16 proposed parking spaces fronting W. Eisenhower. The revised total of 39 parking spaces includes 12 spaces used for the gas pumps. This new parking area facing W. Eisenhower requires a ROW buffer area 15-feet wide with a 30-inch high wall to screen for fueling stations. The petitioner is requesting a landscape modification of 10-feet wide buffer with a 30-inch berm.

No changes are proposed for the drive thru lane, which provides stacking for up to 10 vehicles. A brick paved pedestrian path will extend from the public sidewalk to the convenience store north entrance, with a paved patio in the center of the drive-thru loop for outside dining. A new striped path is proposed from the W. Eisenhower sidewalk to the southern retail/office uses. Two covered bicycle parking spaces are also proposed at the south building addition.

No changes are proposed to the gas pump islands or canopies. No natural features are impacted from this proposal.

100-year storm water detention is required and is located underground at the south end of the site, adjacent to W. Eisenhower. Infiltration is not proposed due to the soils and as required by code is over-detaining at 120 percent. A 727-square foot bio-retention area is also proposed at the southwest corner of the proposed addition.

The petitioner held a neighborhood meeting on January 28, 2019 consistent with the Citizen Participation Ordinance requirements. The main concerns mentioned by the neighbors with this proposal involved additional traffic to the site, dumpster screening, decorative fence and preventing off-site parking in the neighboring Cranbrook site. The petitioner's response to these concerns are attached in the Meeting Minutes.

The PUD Supplemental Regulations are attached and no changes are proposed as the new floor area, setbacks, height, uses and parking meets the minimum requirements. The estimated cost of construction for this project is \$750,000.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	R1C (Single-Family Dwelling)
EAST	Cranbrook Shopping Center	C1B (Community Convenience Center)
SOUTH	Restaurant and Offices	PUD (Planned Unit Development)
WEST	Single-Family and Multiple-Family Dwellings	R1C and R4A (Multiple-Family Residential)

COMPARISON CHART

	EXISTING	PROPOSED	PUD SUPPLEMENTAL REGULATIONS REQUIRED/PERMITTED
Zoning	PUD	PUD	PUD
Gross Lot Area	62,809 sq ft (1.44 Acres)	62,809 sq ft (1.44 Acres)	60,000 sq ft MIN (1.38 Acres)
Floor Area in Percentage of Lot Area	4,080 sq ft 6.5%	8,792 sq ft 14%	94,213 sq ft 150% MAX

Setback – Front (Ann Arbor-Saline)	55 ft *	55 ft*	10 ft MIN
Setback – Front (W. Eisenhower)	70 ft*	70 ft*	10 ft MIN
Setback – Rear	4.33 ft	4.33 ft	0 ft MIN
Height	1 story 27 ft	2 story 27 ft	4 stories MAX 50 ft MAX
Parking – Automobile	26 spaces**	39 Spaces**	31 spaces MIN
Parking – Bicycle	2 spaces – Class C	2 spaces – Class B 2 spaces – Class C	2 spaces MIN – Class B 2 spaces MIN – Class C

*Measured from pump canopy

** Includes gas pump spaces

HISTORY

In 1856, the original Mills School was constructed on this site in Pittsfield Township. Between the 1950's and 1990's the building was used as a school and leased to the Washtenaw County apprentice program. In 1967, the parcel was annexed into the City, and it was zoned PL (Public Land) in 1980. In the 1990's, the PTO operated a thrift shop at this site. In 1995, Shell Oil Company requested C2B zoning and was tabled at the request of the Planning Commission to process the site as a PUD. This site was then approved as a PUD for auto service station and carwash. The development agreement was subsequently executed and the buildings constructed.

Additions to the existing convenience store were approved in July 2012 and include 2,189 square feet to the north and east of the existing convenience store and converting the 900 square foot carwash area into new retail space, for a new total of 4,089 square feet.

A 109-square foot drive-thru window received approval by City Council in 2013. This addition has since been completed.

STAFF COMMENTS

Engineering – Sheet C4 – Site Drainage & Utility Plan: A valve is required on the existing 12" water main in Ann Arbor-Saline Road, north of the proposed tapping sleeve and valve, to provide separation between the existing fire hydrant and the proposed fire hydrant.

Development Services – The proposed storm water detention basin located on the southeast corner of the site has adequate volume for the new impervious surface proposed.

Forestry - Per Chapter 55, Section 5.16.3.E., if the buffer width is proposed at 10 feet, a 30-inch opaque wall is necessary. If a wall cannot be installed, then the buffer must have a 15-foot buffer width with a berm or a hedge. Forestry Staff supports the Landscape Modification for this project as it meets the intent to screen the vehicles from the public right-of-way.

Planning – The petitioner has designed the site with pedestrian connections on both Ann Arbor-Saline Road and Eisenhower Blvd., along with a brick paved meeting place at the corner that will be available for the public use to encourage social activity.

Prepared by Chris Cheng
Reviewed by Brett Lenart
mg/7/9/19

Attachments: [Citizen Participation Meeting Summary](#)
[Landscape Modification Application](#)
[Supplemental Regulations](#)
[Zoning/Parcel Maps](#)
[Aerial Photo](#)
[PUD Site Plan, Landscape Plan & Elevations](#)

c: Petitioner/Owner: Abe Ajrouch
2679 Ann Arbor-Saline Road
Ann Arbor, MI 48103

Petitioner's Representative: Todd Quatro
Quatro Construction, LLC
201 North Park Street
Ypsilanti, MI 48198

Project Management
Systems Planning
File No. SP18-047