



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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APPLICATION FOR SPECIAL EXCEPTION USE

See www.a2gov.org/planning/petitions for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission to approve this special exception use request as it relates to the property hereinafter described.

A. Legal Description

(Give or attach legal description and include address of property)

[2449 W. Stadium Blvd. - See Site Analysis for Legal Description](#)

B. Petitioner Information

The petitioner(s) requesting the special exception use are: *(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)*

[The Wizard Fireworks - Rudy Rodriguez Jr.](#)

[4875 State Rd. 127 N., Fremont, IN 46737](#)

[\(260\)243-2952](#) 1gunshowpro@gmail.com [Leasing Space for Temporary Tent](#)

Also interested in the petition are: *(List others with legal or equitable interest)*

C. Use Request

The applicant requests special exception use approval to permit the following use(s): *(state intended use)*

[Recurring sales of fireworks, novelties, jerseys and other seasonal objects](#)

D. Specific Standards

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section 5.16.7, Paragraph B. Specify how the project meets all standards cited. Add attachment if necessary.

1. SEU approval is required; 2. limited to retail sales of general merchandise by a person other than the principal users of the site per SEU conditions; 3. if approved to occur on more than one occasion, occasions after first instance shall require a zoning permit. All these standards will be met.

E. General Standards

The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. Please explain how and to what extent the following standards are met by the proposal:

- 1. Will be consistent with the general objectives of the City Master Plan.

We will put up a fire deterrent 30 feet by 50 feet tent; We will have a liability insurance policy with land owner added insurer

- 2. Will be designed, constructed, operated and maintained in a manner that is compatible with the existing and planned character of the general vicinity.

We will have it secured and maintained at all times; we will keep it clean and tidy with no safety hazards

- 3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity.

Open outdoor sales

- 4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general.

It is for temporary sales/display of fireworks and are Class "C" Michigan Fireworks and legal novelties

- 5. Will not have a detrimental effect on the natural environment.

No. We sell Class C Michigan Legal Fireworks

The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. Please explain how and to what extent the following standards are met by the proposal:

6. The location of and access to off-street parking and the safe provision for pedestrian traffic.

There is a large parking lot all around the proposed location of the tent

7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections.

Access is from Jackson and Maple Roads with at least three entrances

8. Vehicular turning movements in relationship to traffic flow routes.

No Restrictions are anticipated.

9. The intensity and character of traffic and parking conditions on the site and in the general area.

Impact on traffic and parking will be minimal; There is a lot of reserve parking

10. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.

No detrimental impacts are anticipated.

F. Variance Information

In addition to the granting of the special exception use, the following variances from City regulations will be requested:

Not applicable

Attached is a site plan of the property proposed for special exception use approval, showing the

boundaries of the property, the buildings, vehicular use areas, and all requirements set forth in Chapter 57 (Subdivision and Land Use Controls).

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: _____

Signature: _____

(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this _____ day of _____, 19____, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: _____

My Commission Expires: _____