

**Shell Service Station/Convenience Store PUD Zoning District
Supplemental Regulations**

Section 1: Purpose

It is the purpose of City Council in adopting these regulations to create a more functional set of PUD regulations for this parcel. These regulations will create additional parking as well as create the opportunity for additional employees. These regulations will limit the use of the parcel to uses that are compatible with the surrounding commercial parcels.

Section 2: Applicability.

The provisions of these regulations shall apply to the property described as follows:

COM AT E 1/4 COR SEC 6, T3S, R6E, TH S 18 MIN 35 SEC E 818.68 FT ALNG EL OF SEC 6 TO POB, TH S 18 MIN 35 SEC E 501.69 FT, TH N 46 DEG 28 MIN 10 SEC W 347.15 FT, TH N 43 DEG 32 MIN 25 SEC E 361.43 FT TO POB, PRT OF SE 1/4 SEC 6 AND PRT OF LOT 3 CRANBROOK SUB CONTAINING 1.44 AC

Otherwise known as 2679 Ann Arbor-Saline Road. Ann Arbor, MI 48103

These regulations are intended to supplement only those provisions in the City Codes that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Codes.

Section 3: Findings

The beneficial effects of the proposed site plan and supplemental PUD regulations are as follows:

- (A) The expansion of convenience retail options at this site will benefit the surrounding neighborhoods.
- (B) The architectural design standards set by the PUD will ensure appropriate development of this gateway site.
- (B) Additional job opportunities within the City limits will result from the expansion of the retail store.
- (C) The Mallets Creek watershed will be protected and enhanced by the expanded storm water management system within the development.
- (D) The parcel described above meets the standards for approval as a PUD, and the regulations contained herein constitute neither the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

(A) Permitted principal uses shall be:

- (1) Those principal uses permitted in the C1 (Local Business District) as set forth in the Zoning Ordinance of City Code.
- (2) Gasoline service station
- (3) Car wash

(B) Permitted accessory uses shall be:

- (1) Those accessory uses permitted in the C1 (Local Business District) as set forth in the Zoning Ordinance of City Code.
- (2) Temporary display and sales of merchandise sold by the principal use, subject to a maximum of 180 days per calendar year, occupying an area 10% of the size of the principal building or use, not located in any required open space, and maintaining adequate pedestrian and vehicular circulation.
- (3) Vending machines, merchandise and display areas are not to be located within the sidewalk perimeter around the building and are not be located in front of the building.

(C) Setbacks:

Front: North (Ann Arbor – Saline Road) – 10 feet MINIMUM
 South (West Eisenhower Boulevard) – 10 feet MINIMUM
Rear: None

(D) Height:

50 feet MAX

(E) Lot Size: The size of the PUD zoning district shall be a minimum of 60,000 sf.

(F) Floor Area Ratio:

Allowable floor area in percentage of lot area for the PUD shall be 150% MAX

(G) Parking: Vehicular and bicycle off-street parking shall be provided as required by City Code.

(H) Architectural Design:

General: Principal exterior materials of all sides of buildings shall be brick, masonry, cultured stone, EFIS, and textured concrete block with accent materials including flush block with glazed tile. Roof areas visible from ground level shall be surfaced with standing seam metal or metal cap.

Facades: Building façades shall be detailed to provide architectural relief, accent materials, fenestration, and varied rooflines.

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