

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of April 17, 2012**

**SUBJECT: Shell Service Station/Convenience Store Revised PUD Zoning and Supplemental Regulations, and PUD Site Plan (2679 Ann Arbor-Saline Road) File No. Z12-001 & SP12-001**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Shell Service Station/Convenience Store Planned Unit Development (PUD) Zoning and Supplemental Regulations, and PUD Site Plan.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the proposed revised PUD zoning and supplemental regulations, because the proposed revisions to the site provide an overall beneficial effect for the City by supporting the continued viability of retail options for the surrounding neighborhood, creating job opportunities from this expansion and controlling the architectural design standards of this building as a gateway into the city.

Staff recommends that the PUD Site Plan proposal be **approved** because it complies with 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.

**REVISED STAFF REPORT**

This petition was tabled on March 6, 2012, to allow the petitioner additional time to address staff and Planning Commission comments.

Revised Site Layout

The previous site plan layout proposed a 22-foot wide access drive off the northern reconfigured parking area to link to Cranbrook Village Shopping Center to the east. After further evaluation, this connection has been removed due to the significant grade changes between the two sites.

Since the initial staff review, the storm water calculations have been revised to meet the 100-year storm water detention requirement. Revised sanitary sewer volume calculations indicate no sewer mitigation is required.

Malletts Creek Coordinating Committee

The Malletts Creek Coordinating Committee met and reviewed this proposal and provided the following comments:

- Stormwater from the gas pump area should be separated from the storm water from the rest of the development and run through an Oil/Gas Separator.
- There is an excess amount of impervious area on this site. The portion of the parking lot south of the building seems particularly inefficient. The proposed uses on this site could all be accomplished with less impervious area. Increased runoff from impervious area is the single biggest cause of downstream flooding and stream degradation. Please consider design alternatives that eliminate some of the excess pavement and increase landscaping.

The petitioner has responded there are no proposed changes to the gas pump area as part of this development and storm water detention volume has been increased to meet 100 year storm water requirements. The proposed impervious surface area on site has an overall decrease of 100 square feet due to the removal of the drive-thru lane and the increase in interior landscape islands.

#### Planning Commission Comments

The petitioner responded to the concerns City Planning Commission mentioned at the March 6, 2012 meeting by providing a response letter addressing the neighborhood concerns (attached) and explored an eastern pedestrian connection to Cranbrook Village as requested. Due to the grades between the two sites and the loss of parking to Cranbrook Village, the sidewalk connection was deemed infeasible.

#### **DEPARTMENT COMMENTS PENDING OR UNRESOLVED**

Development Services – No changes are proposed to the gas pump island area and with the existing grades on site as it is impractical to retrofit an Oil/Gas separator. Revised storm water detention calculations meet 100-year storm water requirements.

Planning – The development agreement, executed in 1996, limits the uses on the site to retail sales of gasoline and maintenance goods for automobiles; retail sale of convenience foods; and a car wash. Given that the proposed uses for the revised PUD are consistent with these requirements and have been included in the new supplemental regulations, no changes currently are proposed to the development agreement.

Prepared by Chris Cheng  
Reviewed by Wendy Rampson  
mg/4/13/12

Attachments: 3/6/12 Staff Report  
3/21/12 Response Letter from Neighborhood Concerns  
Revised PUD Site Plan  
Revised PUD Landscape Plan

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

City Attorney  
File No. SP12-001 & Z12-001

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of March 6, 2012**

**SUBJECT: Shell Service Station/Convenience Store Revised PUD Zoning and Supplemental Regulations, and PUD Site Plan  
(2679 Ann Arbor-Saline Road)  
File No. Z12-001 & SP12-001**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Shell Service Station/Convenience Store Planned Unit Development (PUD) Zoning, Supplemental Regulations and Site Plan.

**STAFF RECOMMENDATION**

Staff recommends that this proposal be **postponed** until outstanding city staff comments have been addressed.

**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**

The petitioner is proposing to revise the PUD zoning district to construct additions onto the existing 1,000 sq ft convenience store. These additions include 2,189 square feet to the north and east of the existing convenience store and converting the 900 square feet carwash area into new retail space, for a new total of 4,089 square feet.

The existing access drive to the carwash will be converted to landscaping, and the parking lot will be reconfigured for a new total of 16 spaces. Two bicycle parking spaces will be installed at the southwest corner of the parking lot. A 22-foot wide access drive is proposed off the northern reconfigured parking area to link to Cranbrook Village Shopping Center to the east. No changes are proposed to the gas pump islands or canopies.

100-year storm water detention is required and is located at the south end of the site, adjacent to E. Eisenhower. To comply with storm water detention requirements, additional volume is required. No natural features are impacted from this proposal.

Since no supplemental regulations were required as part of this PUD approval in 1995, this petition includes proposed supplemental regulations as part of the site plan request.

The petitioner held a neighborhood meeting on December 16, 2011, consistent with the Citizen Participation Ordinance requirements. The petitioner's summary of this meeting is attached.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	R1C (Single-Family Dwelling District)
EAST	Cranbrook Commercial Shopping Center	C1B
SOUTH	Restaurant and Offices	PUD
WEST	Single-Family and Multiple-Family Dwellings	R1C and R4A (Multiple-Family Residential)

### COMPARISON CHART

	EXISTING	PROPOSED	1995 APPROVED PUD SITE PLAN REQUIRED/PERMITTED (C1B STANDARDS APPLIED)	PROPOSED PUD SUPPLEMENTAL REGULATIONS REQUIRED/PERMITTED
Zoning	PUD	PUD	PUD	PUD
Gross Lot Area	62,809 sq ft	62,809 sq ft	62,809 sq ft MIN	60,000 sq ft MIN
Floor Area in Percentage of Lot Area	1,900 sq ft 3%	4,089 sq ft 6.5%	25,124 sq ft 40% MAX	94,213 sq ft 150% MAX
Setback – Front (Ann Arbor-Saline)	55 ft *	55 ft *	25 ft MIN	10 ft MIN
Setback – Front (E. Eisenhower)	70 ft*	70 ft*	25 ft MIN	10 ft MIN
Setback – Rear	4.33 ft	4.33 ft	5 ft MIN	0 ft MIN
Height	1 story	1 story 26.6 ft	2 stories 25 ft MAX	4 stories MAX 50 ft MAX
Parking – Automobile	9 spaces	16 spaces	7 spaces MIN	14 spaces MIN
Parking – Bicycle	None	2 spaces – Class C	None	2 spaces MIN – Class C

\*Measured from pump canopy

### 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.

This PUD proposal was presented to the City Planning Commission for a pre-petition conference at its December 13, 2011 working session.

## PLANNING BACKGROUND

The Master Plan: Land Use Element recommends commercial uses for this site. The Plan recommends that retail centers be designed with pedestrian access as a primary goal. Surface parking should be placed at the rear of the building and should not be a dominant element along public streets.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street and East Ellsworth.

The Transportation Plan Short-term Recommendations proposes an increase in transit service along Ann Arbor-Saline Road. The Mid-term Recommendations propose intersection/bridge improvements at the I-94/Ann Arbor-Saline Road and West Eisenhower/Ann Arbor-Saline Road intersections.

## PUD STANDARDS FOR APPROVAL

According to Section 5:30(6) of the Zoning Ordinance, the Commission shall recommend approval, approval with conditions, or denial, and City Council shall approve or deny the proposed PUD zoning district based on the following standards (petitioner's responses in regular type, staff responses in *italic type*):

**(a) The use or uses, physical characteristics, design features, or amenities proposed shall have a beneficial effect for the City, in terms of public health, safety, welfare, aesthetics, or convenience, or any combination thereof, on present and potential surrounding land uses.**

The current car wash facility does not have an economic advantage for the site. An expansion of the existing use will enhance the existing convenience store service station for the area residents.

*The original PUD allowed for a gasoline service station and car wash without allowing additional intensive commercial uses. The proposed use is compatible with the existing and surrounding uses without adversely impacting traffic circulation.*

**(b) This beneficial effect for the City shall be one which could not be achieved under any other zoning classification and shall be one which is not required to be provided under any existing standard, regulation or ordinance of any local, state or federal agency.**

Expansion of the proposed service will be beneficial to clientele in that a greater degree of products and services can be offered.

*The site is already zoned PUD. The supplemental regulations limit the types of uses allowed at this site to those allowed in the C1 district.*

- (c) The use or uses proposed shall not have a detrimental effect on public utilities or surrounding properties.**

The proposed expansion will not have a detrimental effect on public utilities or surrounding properties in that water, sanitary sewer and storm sewer service required for the site will not increase existing impacts on these services.

- (d) The use or uses proposed shall be consistent with the Master Plan and policies adopted by the City or the petitioner shall provide adequate justification for departures from the approved plans and policies.**

Due to the reduction of the existing car wash facility services, expansion of the retail services will add an additional array of products to area consumers.

*The original PUD conforms to the City's Master Plan for commercial uses at this site, as do the proposed amendments. The Master Plan: Land Use Element recommends commercial uses for this site.*

- (e) If the proposed district allows residential uses, the residential density proposed shall be consistent with the Master Plan and policies adopted by the City or the underlying zoning when the master plan does not contain a residential density recommendation, unless additional density has been proposed in order to provide affordable housing for lower income households in the following manner:**

**Proposed PUD projects exceeding the residential density recommendation of the master plan, or the underlying zoning when the master plan does not contain a residential density recommendation, by up to 25 percent shall provide 10 percent of the total dwelling units as dwelling units affordable to lower income house holds. Proposed PUD projects exceeding the residential density recommendation of the master plan or the underlying zoning when the master plan does not contain a residential density recommendation, by over 25 percent shall provide 15 percent of the total dwelling units as dwelling units affordable to lower income households.**

**Provisions to implement the affordable housing proposal shall be included in the PUD supplemental regulations or the development agreement, or both, as determined by the City.**

*Because no density increase is requested, this request does not apply.*

- (f) The supplemental regulations shall include analysis and justification sufficient to determine what the purported benefit is, how the special benefit will be provided, and performance standards by which the special benefit will be evaluated.**

*See attached supplemental regulations.*

- (g) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the district shall be provided and, where feasible, the proposal shall encourage and support the use of alternative methods of transportation.**

No substantial increase in vehicular or pedestrian circulation will be interrupted as this site

expansion is accomplished. Existing pedestrian and vehicular points are more than adequate to provide safe access to the site.

*Public sidewalks are located on both Ann Arbor- Saline Road and West Eisenhower Boulevard with connections to the service station/convenience store. No substantial increase in daily traffic to and from this site will occur due to this building addition.*

**(h) Disturbance of existing natural features, historical features and historically significant architectural features of the district shall be limited to the minimum necessary to allow a reasonable use of the land and the benefit to the community shall be substantially greater than any negative impacts.**

No disturbance of existing natural features or historical features is proposed. Existing landscaped greenbelts provide a buffer between existing roadways and adjacent properties.

**(i) List any modifications of the City Code that are requested; provide justification for each modification.**

*No modifications are requested.*

#### **DEPARTMENT COMMENTS PENDING OR UNRESOLVED**

Traffic – A trip generation evaluation and a statement on the impact to the adjacent intersection is needed.

Systems Planning - A *City of Ann Arbor Geodetic Reference System (AAGRS) Coordinate Transformation Worksheet* shall be submitted for review and approval at this time.

Sewer flow data comparing the proposed flow as a result of this project versus the existing flow shall be included on the plans for evaluation. If the proposed flows are greater than the existing flows, the increased flow must be mitigated.

Development Services – Revised storm water detention calculations based on 1.44 acres are required.

Planning – The development agreement, executed in 1996, limits the uses on the site to retail sales of gasoline and maintenance goods for automobiles; retail sale of convenience foods; and a car wash. An amendment to this agreement is being drafted by staff to remove the use limitations, which will now be set by the supplemental regulations.

The driveway connection to running east to Cranbrook Village Shopping Center does not appear feasible due to significant grade change between parcels. Staff is working with the petitioner on the status of this connection. If viable, an administrative amendment to the shopping center site plan will be required.

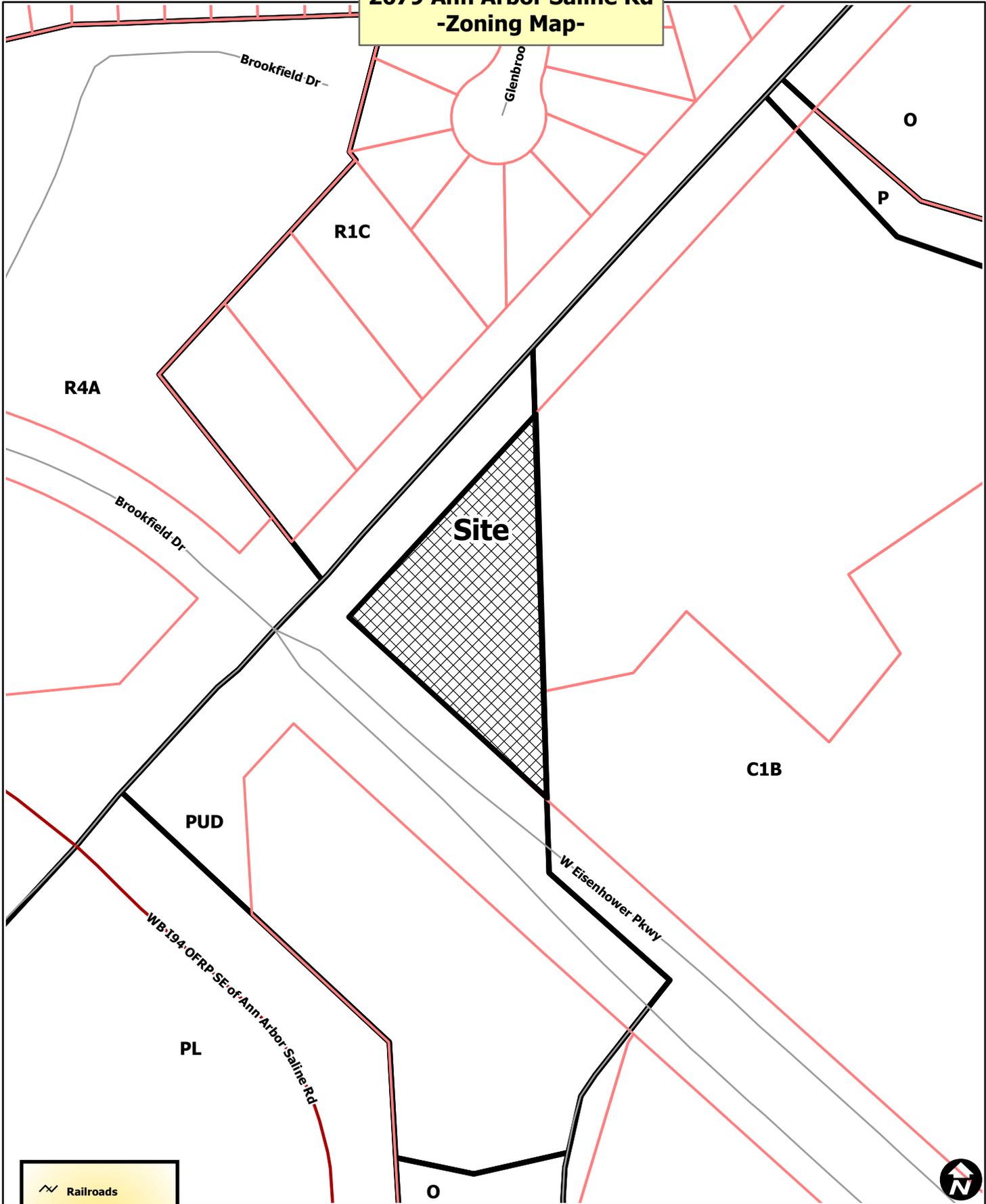
Attachments: Zoning/Parcel Maps  
Aerial Photo  
Proposed Supplemental Regulations  
PUD Site Plan  
PUD Landscape Plan  
PUD Elevations  
12/16/11 Citizen Participation Meeting Summary

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

Petitioner's Representative: William Goodreu, PE  
Civil Design Services  
P.O. Box 163  
Fowlerville, MI 48836

City Attorney  
Project Management  
Systems Planning  
File No. SP12-001 & Z12-001

# 2679 Ann Arbor Saline Rd -Zoning Map-

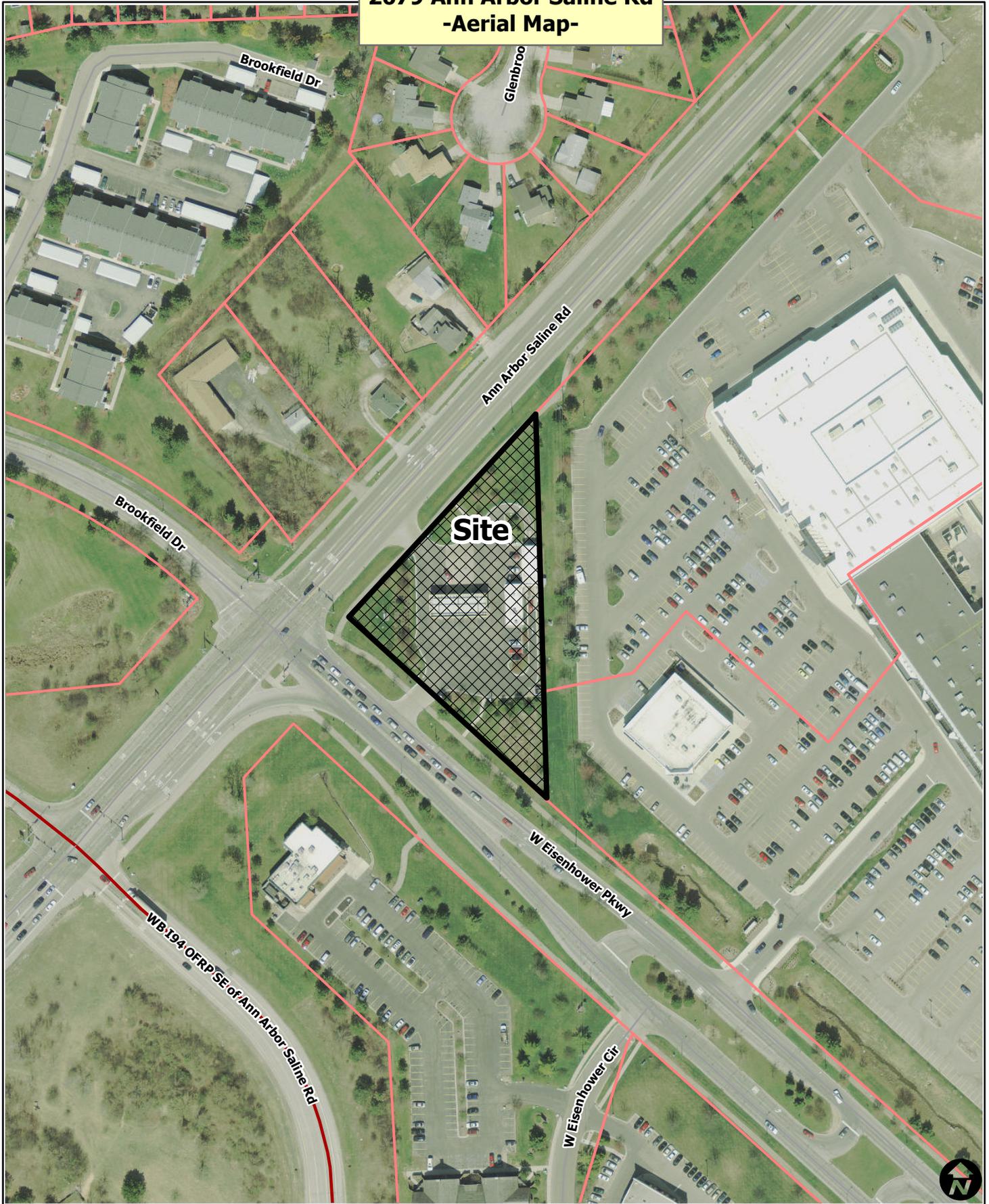


	Railroads
	Parcel Property
	Township
	City of Ann Arbor



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 Map Created: 12/1/2011

# 2679 Ann Arbor Saline Rd -Aerial Map-



 Railroads  
 Parcel Property



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Map Created: 12/1/2011

**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 convenience retail options on this site, as well as the opportunity for additional employees. These regulations will support design guidelines for this visible gateway site.

**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. Permitted in all commercial zoning districts with Zoning Compliance Permit.

(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 and Site Design:

The exterior site and building features shall be consistent with the following design guidelines, as determined by the Planning Manager:

Design of the building on the site shall contain a dominant architectural feature that serves as a focal point for this gateway site.

Driveways, access points, loading docks and outdoor sales areas shall be located to minimize impact on pedestrians and maintain pedestrian safety, circulation and comfort.

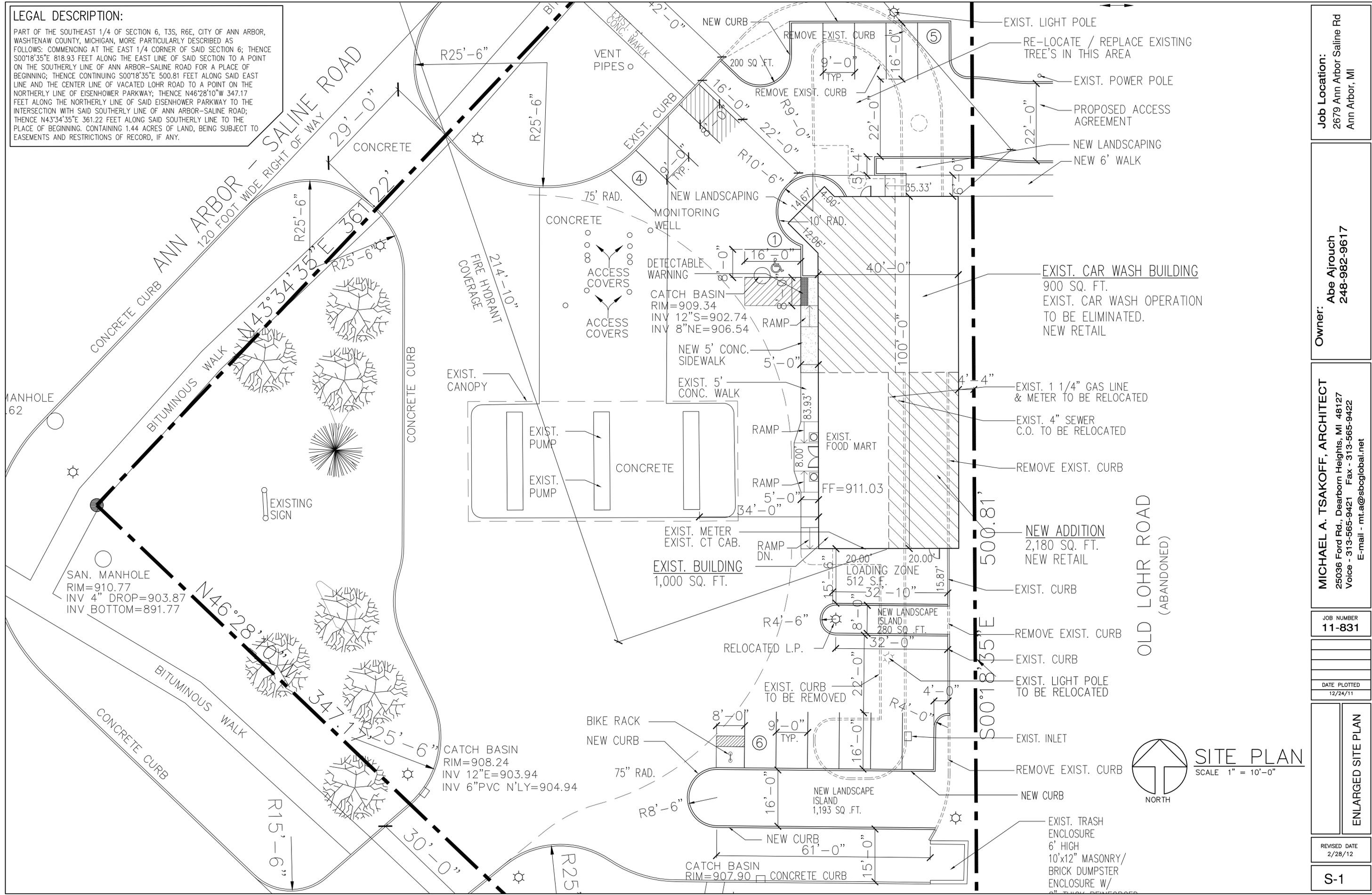
Locate and sufficiently screen mechanical systems to minimize visual impacts from the right-of-way and adjacent buildings.

Principal exterior materials of all sides of buildings shall be of a permanent quality, such as masonry, cultured stone, glazed tile, or textured concrete block. Roof areas visible from ground level shall be surfaced with standing seam metal or metal cap.

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

Prepared by Chris Cheng  
CC/mg

**LEGAL DESCRIPTION:**  
 PART OF THE SOUTHEAST 1/4 OF SECTION 6, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE S00°18'35"E 818.93 FEET ALONG THE EAST LINE OF SAID SECTION 6; TO A POINT ON THE SOUTHERLY LINE OF ANN ARBOR-SALINE ROAD FOR A PLACE OF BEGINNING; THENCE CONTINUING S00°18'35"E 500.81 FEET ALONG SAID EAST LINE AND THE CENTER LINE OF VACATED LOHR ROAD TO A POINT ON THE NORTHERLY LINE OF EISENHOWER PARKWAY; THENCE N46°28'10"W 347.17 FEET ALONG THE NORTHERLY LINE OF SAID EISENHOWER PARKWAY TO THE INTERSECTION WITH SAID SOUTHERLY LINE OF ANN ARBOR-SALINE ROAD; THENCE N43°34'35"E 361.22 FEET ALONG SAID SOUTHERLY LINE TO THE PLACE OF BEGINNING. CONTAINING 1.44 ACRES OF LAND, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



**Job Location:**  
 2679 Ann Arbor Saline Rd  
 Ann Arbor, MI

**Owner:**  
 Abe Ajrouch  
 248-962-9617

**MICHAEL A. TSAKOFF, ARCHITECT**  
 25036 Ford Rd., Dearborn Heights, MI 48127  
 Voice - 313-565-9421 Fax - 313-565-9422  
 E-mail - mt.a@sbcglobal.net

**JOB NUMBER**  
 11-831

**DATE PLOTTED**  
 12/24/11

**ENLARGED SITE PLAN**

**REVISED DATE**  
 2/28/12

**S-1**

**SITE PLAN**  
 SCALE 1" = 10'-0"  
 NORTH



December 27, 2011

City of Ann Arbor  
301 East Huron Street  
P.O. Box 8647  
Ann Arbor, Michigan 48107-8647

Re: Shell Service Station/Convenience Store  
2679 Ann Arbor-Saline Road

To Whom It May Concern:

We conducted the Citizen Participation Meeting for the referenced project on December 16, 2011. (see attached meeting notice form)

A total of ten (10) area property owners attended the meeting. We presented the proposed plan and received the following comments from those in attendance:

1. The price of gas is a concern.
2. What will be included in outside sales at the front of the store?
3. Opposition to "fast food."
4. Will alcohol be sold?
5. Provide a safe environment for children.
6. Will fireworks be sold?

If you should need additional information regarding the meeting, please contact me at (586) 980-9118.

Sincerely,



William J. Goodreau, PE

## **CITIZEN PARTICIPATION MEETING**

The purpose of this notice and the City of Ann Arbor's Citizen Participation Ordinance (CPO) is to promote effective citizen participation in the project development process, to mitigate potential impacts (whether real or perceived), and to facilitate ongoing communication between the petitioner and citizenry. Written information about citizen participation is being mailed to all property owners, addresses and registered neighborhood groups within 1,000 feet of the proposed petition site, as well the Planning and Development Service Unit. A Citizen Participation Meeting will be held, and individuals receiving notices will be able to discuss the application with the petitioner and express any concerns, issues or problems regarding this project they may have. A summary of this information will be submitted by the petitioner to the City Planning Department as part of the petition for Site Plan Review, and may further be taken into account by the petitioner in the final development of the project.

### **PROJECT OVERVIEW**

Proposed 2180 Sq. Ft. building addition to existing Shell Gas Station located at 2679 Ann Arbor Saline Road. Additional parking is also proposed.

### **MEETING LOGISTICS**

Date: Friday December 16, 2011

Time: 6:00 PM

Location: Ann Arbor Library  
2359 Oak Valley  
Ann Arbor, Michigan

In order for the petitioner to best prepare for the meeting, attendees are requested to RSVP by 5:00 PM Wednesday December 14, 2011 to the contact person below.

### **CONTACT INFORMATION**

Questions may be referred to William J. Goodreau (Civil Design Services) during regular business hours at (586) 980-9118 or email at [billwjgood@broadstripe.net](mailto:billwjgood@broadstripe.net).

Project: 3076 Sq. Ft. Building Expansion to Shell Station.  
 2679 Ann Arbor Saline Rd.  
 Owner: Alirac Inc.  
 Abe Ajrouch

Job Location  
 Ann Arbor Saline Rd.  
 Ann Arbor, MI

Owner - Alirac inc.  
 248-982-9617

MICHAEL A. TSAKOFF, ARCHITECT  
 25036 Ford Rd., Dearborn Heights, MI 48127  
 Voice - 313-565-9421 Fax - 313-565-9422  
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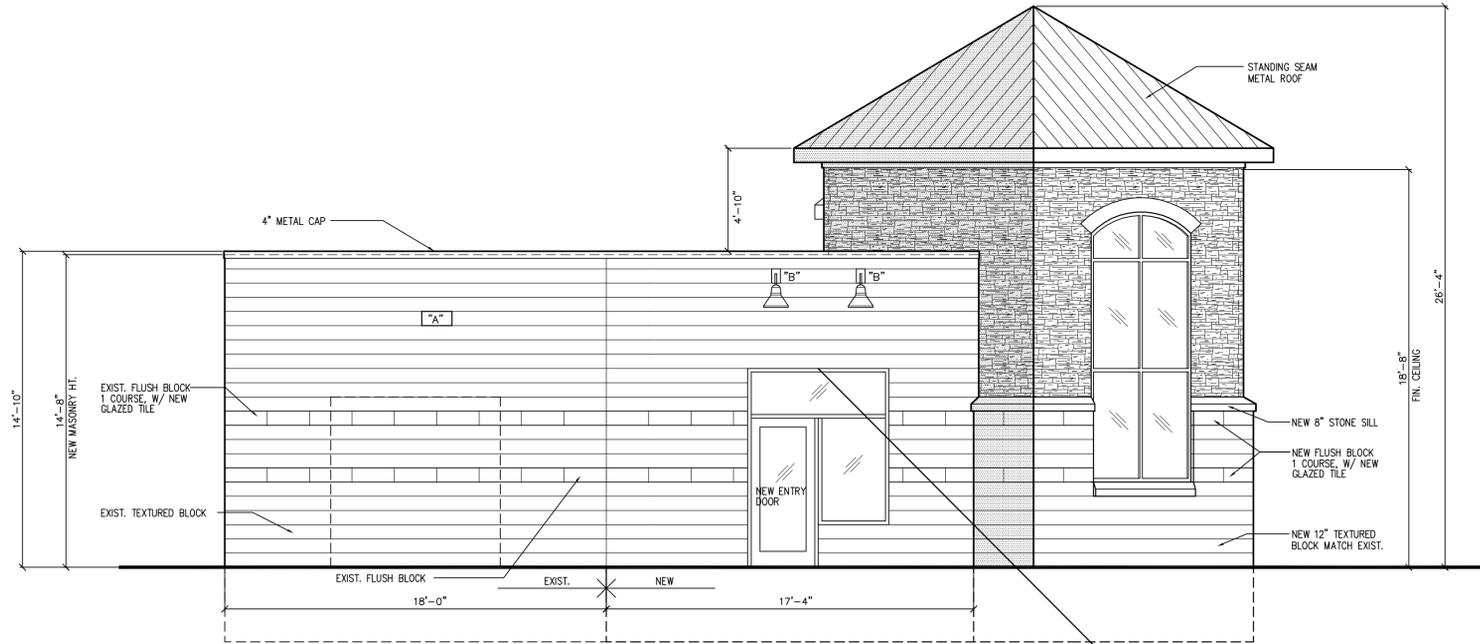
JOB NUMBER  
 11-831

SITE PLAN  
 REVIEW -

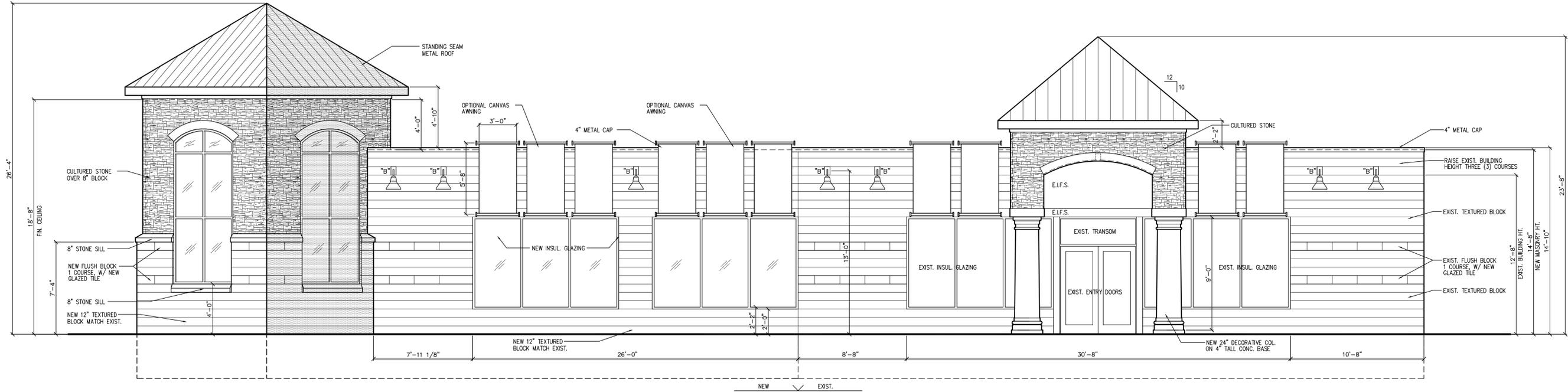
ELEVATION

REVISED DATE  
 2/28/12

A-2



LEFT SIDE ELEVATION  
 SCALE 1/4" = 1'-0"



FRONT ELEVATION  
 SCALE 1/4" = 1'-0"

Project: 3076 Sq. Ft. Building Expansion to Shell Station.  
 2679 Ann Arbor Saline Rd.  
 Owner: Alirac Inc.  
 Abe Ajrouch

Job Location  
 Ann Arbor Saline Rd.  
 Ann Arbor, MI

Owner - Alirac inc.  
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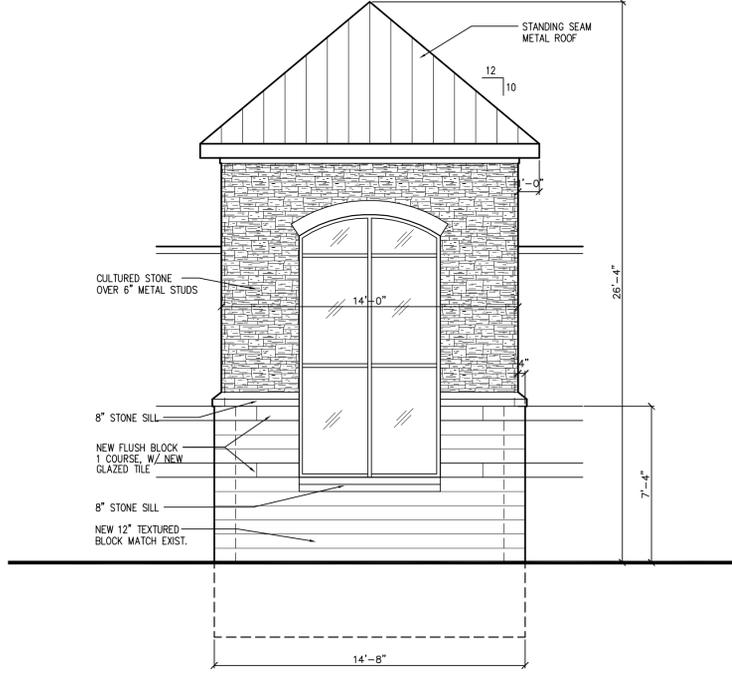
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SITE PLAN  
 REVIEW -

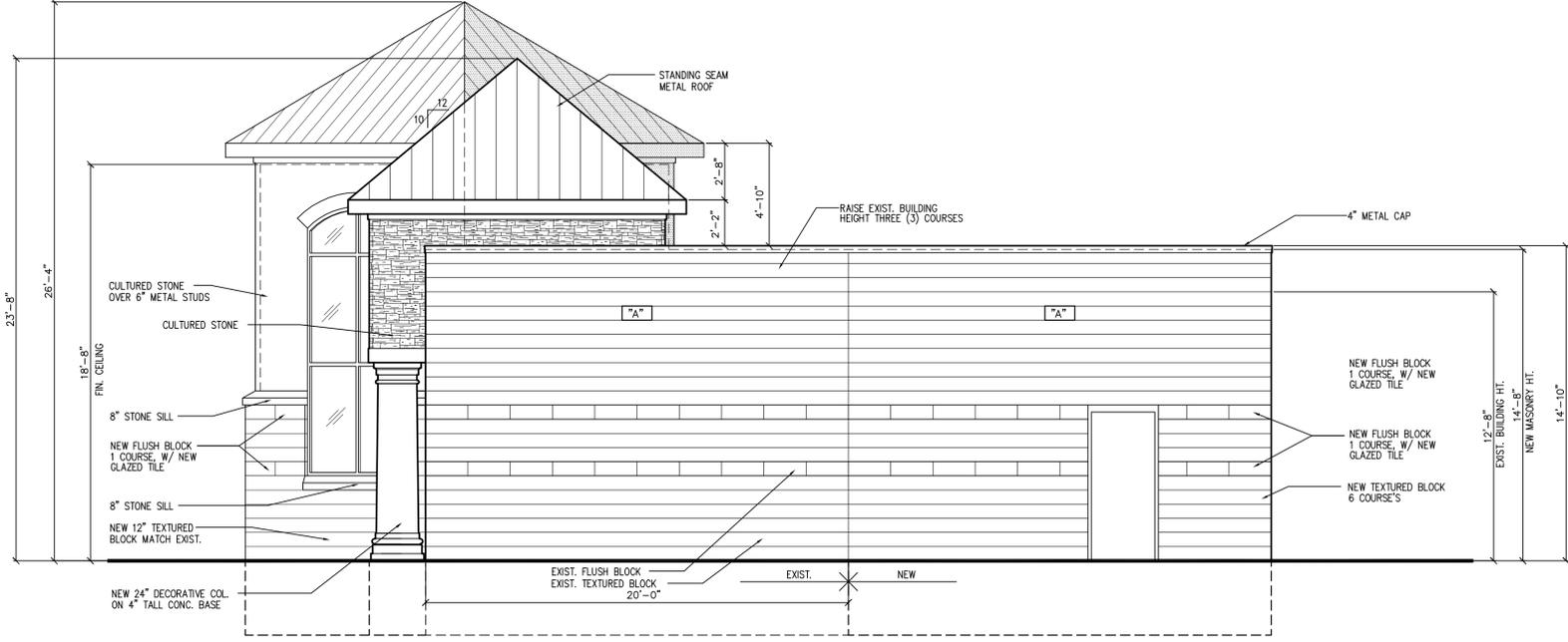
ELEVATION

REVISED DATE  
 2/28/12

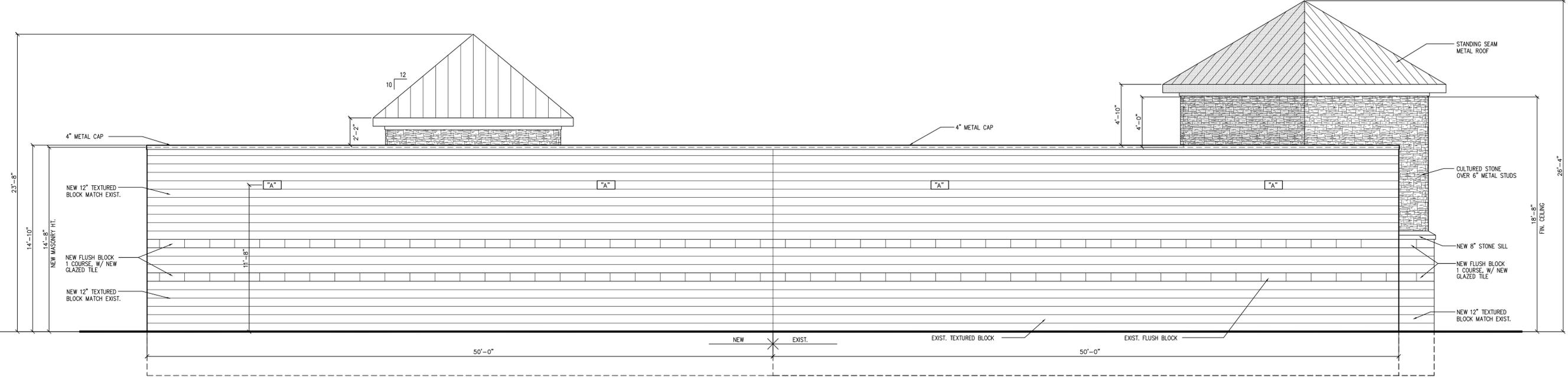
A-3



FACE ELEVATION  
 SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
 SCALE 1/4" = 1'-0"



REAR ELEVATION  
 SCALE 1/4" = 1'-0"

03-21-12

To:

City of Ann Arbor  
301 East Huron Street  
Ann Arbor Michigan 48107-8647

From:

Robert Mantua  
Owners Representative  
Shell Service Station

Re: Shell Service Station  
2679 Ann Arbor - Saline Rd.

To Whom it may concern:

The following is the Owner's of the Shell Service Station's response to the comments from those in attendance at the Citizens Participation Meeting held on December 16,2011.

1. Price of gas is a concern. - The price is regulated by market conditions and the owners have very little control over the price.
2. What will be included in outside sales at the front of the store ?- No sales will be outside of the front of the store if the addition is completed.
3. Opposition to fast foods . - The intent is to increase coffee / pastries/ snack sales no fast food.
4. will alcohol be sold ? - The Station is not license to sell alcohol
5. Provide a safe environment for children.- Rarely do children come to the station unattended due to access from neighborhoods they would have to cross busy roads.- Although the Station will continue to keep a clean, family friendly atmosphere
6. Will fireworks be sold ? - No

Sincerely, Robert Mantua

# PUD AMENDMENT

Proposed 3,080 Sq. Ft. Addition to:  
Shell Service Station & Convenience Store  
2679 Ann Arbor Saline Rd., Ann Arbor MI

## OWNER

Abe Ajrouch  
248-982-9617

## CIVIL ENGINEER

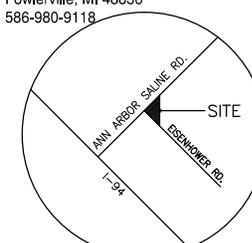
TERRATEK DESIGN, INC.  
BRADLEY J. COUSINO, P.E.  
2860 TEPEYAC HILL DR.  
ANN ARBOR, MI 48105  
734.320.4626

IN CONJUNCTION WITH:

William J. Goodreau, PE  
PO Box 163  
Fowlerville, MI 48836  
586-980-9118

## ARCHITECT

Michael A. Tsakoff, Architect  
25036 Ford Road  
Dearborn Heights, Michigan 48127  
313-565-9421

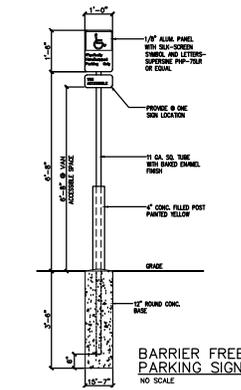


## GENERAL NOTES

**SPECIAL CONDITIONS**  
The Owner, General Contractor, each individual Subcontractor and Materialman agree to waive the Architect harmless, as a result of any injury or damage that may occur to any individual or property during construction as a result of acts or omissions by said Owner, Contractors and/or Materialmen during the performance of their work.  
All work will proceed in strict accordance with Local, State, and Federal Safety Codes, Statutes and Registered Standards.  
The General Contractor shall obtain the General Building Permit(s), pay all fees and arrange for all inspections for his work.  
No materials or construction procedures shall be utilized on this project which are prohibited by law or shall cause a harmful effect on the environment or to any person on the site during construction or later occupancy.  
All documents, TS-1 thru A-3 not published - All rights reserved.

**INSURANCE**  
Each Contractor shall be responsible for the liability and comprehensive insurance and for work damaged by improper workmanship. The Owner shall purchase and maintain the Owner's usual coverage insurance on the work which insures to the Owner's benefit. Optionally, the Owner may purchase and maintain other insurance for self-protection against claims which may arise from operations during construction.

**FIELD CONDITIONS**  
The General Contractor and each subcontractor shall be responsible for field checking all existing conditions and for filing their work to new and existing work. Notice must be immediately given to the Architect where there are inconsistent or conflicting dimensions on the drawings and for where there is a conflict in the work of the individual trades and/or conditions found in the field. Each contractor assumes full responsibility for his work where he fails to check such conditions and/or give notice to the Architect of discrepancies thereon. In general, unless otherwise indicated on the drawings, only those trees within the building area shall be removed. All others will be protected from damage throughout the construction period. Seventy Two hours before any excavating work is done, contact Miss "Dig" @ 1-800-482-7171.



### LEGEND

EX. STORM SEWER	PROP. TELEPHONE	OVERHEAD LINES	DTE - OH
EX. SANITARY SEWER	FENCE	EXISTING CONTOUR	100
EX. WATER MAIN	PROPOSED CONTOUR	EXISTING SPOT ELEVATION	× 000.0
EX. GAS LINE	PROPOSED SPOT ELEVATION	TOP OF CURB	× I/C = 000.0
EX. UNDERGROUND ELECTRIC	EXISTING PAVEMENT REMOVED		
EX. UNDERGROUND TELEPHONE			
PROP. STORM SEWER			
PROP. SANITARY SEWER			
PROP. WATER MAIN			
PROP. GAS LINE			
PROP. UNDERGROUND ELECTRIC			

### PROJECT INFORMATION

CODE REFERENCE - 2009 MICHIGAN BUILDING CODE  
ICC / ANS I 117.1. 2003

ZONING - C1B COMMUNITY CONVENIENCE

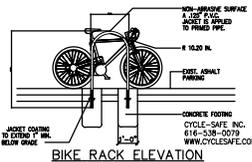
USE GROUP - M MERCANTILE

OCCUPANT LOAD - 50

CONSTRUCTION TYPE - SB FIRE SUPPRESSION - NCNE

### SHEET INDEX

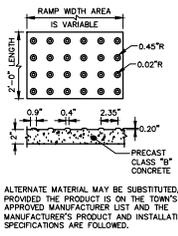
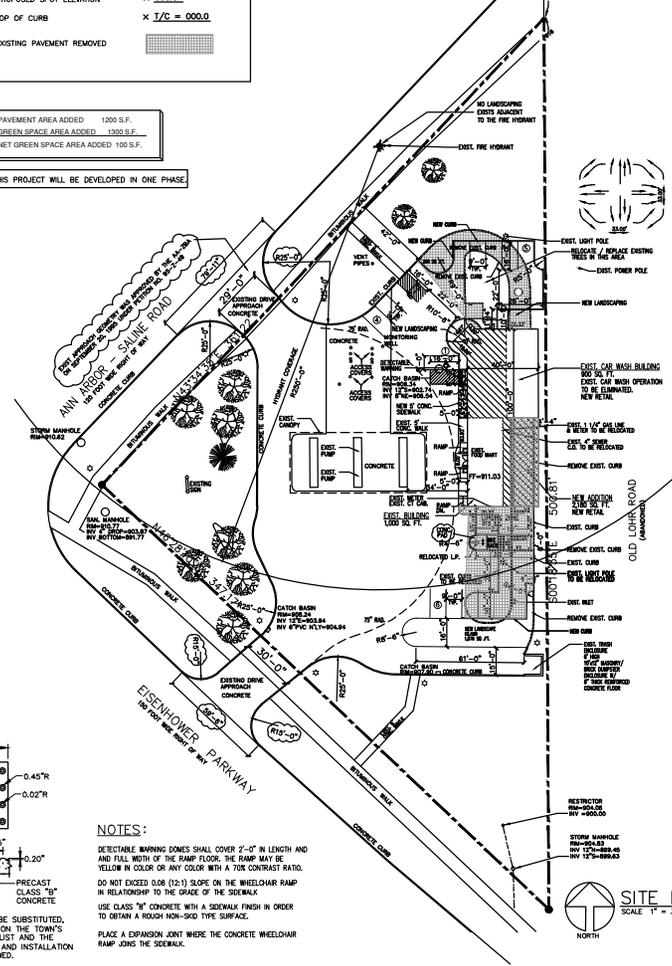
SHEET	DESCRIPTION
1	TS-1 TITLE SHEET & DIMENSIONAL SITE PLAN
2	S-1 ENLARGED SITE PLAN
3	EX-1 EXISTING SITE PLAN
4	SD-1 SITE ENGINEERING AND SOIL EROSION PLAN
5	SD-2 SITE DETAILS AND NOTES
6	LD-1 EXISTING LANDSCAPE PLAN
7	PL-1 PLANTING PLAN
8	A-1 FLOOR PLAN
9	A-2 FRONT & LEFT SIDE ELEVATIONS
10	A-3 REAR & RIGHT SIDE ELEVATIONS



**LEGAL DESCRIPTION:**  
PART OF THE SOUTHEAST 1/4 OF SECTION 6, T3S, R1E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE S00°15'E 384.3 FEET ALONG THE EAST LINE OF SAID SECTION TO A POINT ON THE SOUTHERLY LINE OF VAGATED LOHR ROAD TO A POINT ON THE NORTHERLY LINE OF EISENHOWER PARKWAY; THENCE S89°54'30\"/>

PAVEMENT AREA ADDED 1200 S.F.  
GREEN SPACE AREA ADDED 1300 S.F.  
NET GREEN SPACE AREA ADDED 100 S.F.

THIS PROJECT WILL BE DEVELOPED IN ONE PHASE



**NOTES:**  
DETECTABLE WARNING DOMES SHALL COVER 2'-0\"/>

## DETECTABLE WARNING

Job Location:  
SHELL GAS STATION  
2679 Ann Arbor Saline Rd  
Ann Arbor, MI

Owner:  
Abe Ajrouch  
248-982-9617

TERRATEK DESIGN, INC.  
2860 TEPEYAC HILL DR. ANN ARBOR, MI 48105  
PH. 734.320.4626  
EMAIL: brad.cousino@live.com

JOB NUMBER  
11-831

SITE DETAILS  
SITE PLAN

REVISED DATE  
3/28/12

TS-1

