



Legislation Details (With Text)

File #: 14-1020 **Version:** 1 **Name:** 7/21/14 2625 Jackson Retail & Drive-Thru Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 7/21/2014 **In control:** City Council
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Title: Resolution to Approve 2625 Jackson Retail and Drive-Thru Site Plan, 2625 Jackson Avenue (CPC Recommendation: Approval - 6 Years and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7/21/14 Planning Staff Report, 2. 2625 Jackson CPC Minutes 06-17-14.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|-----------------|--------|
| 7/21/2014 | 1 | City Council | Held and Closed | |
| 7/21/2014 | 1 | City Council | Approved | Pass |

Resolution to Approve 2625 Jackson Retail and Drive-Thru Site Plan, 2625 Jackson Avenue (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a one-story retail building with a single-lane drive-thru facility.

Petition Summary:

- The Site Plan proposes to demolish the existing service station on the site and construct a single-story retail center totaling 5,000 sq. ft. with a drive-thru facility.
- The drive-thru facility complies with zoning and off-street parking requirements in that it is not located in the front setback, and the vehicular circulation to enter and exit the facility does not impair the general circulation on site or with pedestrian circulation on or off the site.
- Seven parking spaces will be shared with the adjacent shopping center.

The City Planning Commission, at its meeting of June 17, 2014, approved a special exception use for the proposed drive-thru facility. The Planning Commission also recommended approval of the site plan request.

Attachments: June 17, 2014 Planning Staff Report
June 17, 2014 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Area Administrator

Whereas, The 2625 Jackson, LLC has requested site plan approval in order to develop a 5,000 sq ft.

retail center with single lane drive-thru facility;

Whereas, The Ann Arbor City Planning Commission, on June 17, 2014, approved a special exception use for a drive-thru facility;

Whereas, The Ann Arbor City Planning Commission, on June 17, 2014, recommended approval of the site plan petition;

Whereas, The development would comply with the C3 zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That City Council approve the 2625 Jackson Drive-Thru Site Plan dated June 10, 2014, subject to recording of cross access, parking and trash enclosure easements.