



Legislation Details (With Text)

File #: 12-1029 **Version:** 1 **Name:** 9/4/12 Speedway Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 9/4/2012 **In control:** City Council
On agenda: 9/4/2012 **Final action:** 9/4/2012
Enactment date: 9/4/2012 **Enactment #:** R-12-423
Title: Resolution to Approve Speedway Site Plan, 1300 North Maple Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 6/5/12 Planning Staff Report, 2. 6/5/12 Planning Commission Minutes, 3. 7/17/12 Planning Staff Report, 4. 7/17/12 Planning Commission Minutes

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------|-----------------|--------|
| 9/4/2012 | 1 | City Council | Held and Closed | |
| 9/4/2012 | 1 | City Council | Approved | Pass |

Resolution to Approve Speedway Site Plan, 1300 North Maple Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Attached is a resolution to approve the Speedway Site Plan. Approval of this resolution will allow for the construction of a new 3,968 square foot single-story gas station and convenience store.

Petition Summary:

- The site plan proposes demolition of a vacant service station building and construction of a 3,968 square foot, single-story gas station and convenience store.
- The site will contain 5 gasoline pumps capable of servicing 10 vehicles. The pumps will be covered by a 28 foot by 121 foot canopy. There will be two curb cuts (one on Maple and one on Miller) and a total of 14 vehicle parking spaces provided, in addition to 12 bicycle parking spaces.
- Planning Commission approved a Landscape Modification request to allow the petitioner to count existing vegetation along the eastern property line as part of the required conflicting land use buffer.
- There is an existing five-foot wide pedestrian path that runs along the eastern and northern sides of the site. The path is located within a 30 foot wide dedicated public easement, which is zoned PL (Public Land). Since the easement area is not owned by the City, Planning staff initiated a rezoning of this easement area from PL to C3 (Fringe Commercial), which is consistent with the remainder of the site. The easement for public access will remain. The rezoning action is being considered separately from the Speedway site plan and is not required for approval of the site plan.

The City Planning Commission, at its meeting of July 17, 2012, recommended approval of this request.

Attachments: Proposed Resolution, 6/5/12 Planning Staff Report, 7/17/12 Planning Staff Report, 6/5/12 Planning Commission Minutes, 7/17/12 Planning Commission MinuteS

..Staff

Prepared By: Matt Kowalski City Planner

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

Whereas, Speedway LLC has requested site plan approval in order to develop a new 3,968 square foot single-story gas station and convenience store;

Whereas, The Ann Arbor City Planning Commission, on July 17, 2012, recommended approval of the petition;

Whereas, The development would comply with the C3 (Fringe Commercial) 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 Speedway Site Plan dated June 15, 2012.