



Legislation Details (With Text)

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Title: Resolution to Approve Shell Gas Station/Tim Horton's Revised PUD Site Plan, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7/16/13 Planning Staff Report

Date	Ver.	Action By	Action	Result
10/7/2013	1	City Council	Held and Closed	
10/7/2013	1	City Council	Approved	Pass

Resolution to Approve Shell Gas Station/Tim Horton's Revised PUD Site Plan, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a single lane drive thru and a 109-square foot addition onto the north side of the existing convenience store building, for a new floor area total of 4,198-square feet.

Petition Summary:

- The PUD Site Plan proposes to increase the existing 4,089-square foot convenience store/restaurant by adding a 109-square foot drive up window on the north side of the restaurant and adding a single lane drive thru.
- Two parking spaces will be removed to accommodate the drive thru, for a revised total of 14 spaces.
- PUD supplemental regulations have been revised to allow for a drive-thru restaurant as part of this PUD approval.
- The site plan includes several new pedestrian amenities, including a plaza/seating area near the Ann Arbor-Saline/Eisenhower intersection.

The City Planning Commission, at its meeting of July 16, 2013, recommended approval of this request. Subsequent to this meeting, the petitioner addressed issues raised by Planning Commission by removing all temporary banners, signs, and streamers at the site.

Attachments: Proposed Resolution, 7/16/13 Planning Staff Report, and 7/16/13 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

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

Whereas, The Shell Gas Station/Tim Horton's Revised PUD Site Plan has requested approval in order to develop a single lane drive thru and 109-square foot addition onto the north end of the building;

Whereas, The Ann Arbor City Planning Commission, on July 16, 2013, recommended approval of the petition;

Whereas, The development would comply with the PUD (Planned Unit Development) 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 Shell Gas Station/Tim Horton's Revised PUD Site Plan Site Plan dated 7/1/13.