



## Legislation Details (With Text)

**File #:** 13-0909      **Version:** 1      **Name:** 9/3/13 Shell/Tim Horton's Revised PUD Zoning  
**Type:** Ordinance      **Status:** Passed  
**File created:** 9/3/2013      **In control:** City Council  
**On agenda:** 10/7/2013      **Final action:** 10/7/2013  
**Enactment date:**      **Enactment #:** ORD-13-23

**Title:** An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.44 Acres from PUD (Planned Unit Development District) to Revised PUD (Planned Unit Development District), Shell Gas Station/Tim Horton's Revised PUD Zoning and Supplemental Regulations, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-13-23)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 13-23 Briefed and Approved.pdf, 2. ORD-13-23 Briefed, 3. Shell Service Station REVISED PUD Zoning as Amended 090313, 4. Shell PUD Ordinance and Revised Supp, 5. 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	Adopted on Second Reading	Pass
9/3/2013	1	City Council		
9/3/2013	1	City Council	Amended	Pass
9/3/2013	1	City Council	Amended	Pass
9/3/2013	1	City Council	Approved as Amended on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.44 Acres from PUD (Planned Unit Development District) to Revised PUD (Planned Unit Development District), Shell Gas Station/Tim Horton's Revised PUD Zoning and Supplemental Regulations, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-13-23)

Approval of this ordinance will amend the PUD (Planned Unit Development) zoning for this property that was originally approved in 1995 and amended in 2012. Approval of this ordinance will revise the supplemental regulations to allow for a drive-thru restaurant use associated with the convenience store on this site.

### Petition Summary:

- The petitioner proposes continuing the gas station and convenience store uses on the site, and adding a drive-thru restaurant use. These uses are listed in the draft supplemental regulations.
- The petitioner addressed the Planning Commission's request for additional public benefit above and beyond the previously approved gateway design to provide several new pedestrian amenities on the revised PUD site plan, 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.

Attachments: 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 and Sumedh Bahl, Community Services Area Administrator

ORDINANCE NO. ORD-13-23

First Reading: September 3, 2013

Approved: October 7, 2013

Public Hearing: October 7, 2013

Published: October 10, 2013

Effective: October 20, 2013

SHELL SERVICE STATION/CONVENIENCE STORE REVISED PUD ZONING  
(2679 ANN-ARBOR-SALINE ROAD)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of 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

in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District) in accordance with the attached Shell Service Station/Convenience Store PUD Zoning District Supplemental Regulations, which are hereby adopted and incorporated into the Shell Service Station Convenience Store PUD zoning ordinance.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

**CERTIFICATION**

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of October 7, 2013.

Jacqueline Beaudry, City Clerk

Date

John Hieftje, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on October 10, 2013.

Jacqueline Beaudry, City Clerk