



Legislation Details (With Text)

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Title: Resolution to Approve South State Street Shell Gas Station/Drive-Thru Restaurant Site Plan, 2991 S. State Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3/18/14 Planning Staff Report

Date	Ver.	Action By	Action	Result
4/21/2014	1	City Council	Held and Closed	
4/21/2014	1	City Council	Approved	Pass

Resolution to Approve South State Street Shell Gas Station/Drive-Thru Restaurant Site Plan, 2991 S. State Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of a new convenience store/drive-thru restaurant on this gas station site.

Petition Summary:

- The Site Plan proposes to demolish the existing convenience store building and car wash for this gasoline filling station and construct a 4,250 square foot convenience store building with drive-thru restaurant on the east side of the site. The existing gas pump island and canopy will be modified as part of the changes, and underground storm water detention facilities will be added. No changes to the curb cuts are proposed.
- The petitioner is requesting approval of a landscape modification to maintain the reduced 4-foot wide right-of-way buffer along S. State Street, allowing for continued use of the two gas pump islands located on the western portion of this site. In exchange for this reduced buffer width, additional landscaping is proposed within the S. State Street and E. Eisenhower Parkway buffers to further screen the vehicular use area.

The City Planning Commission, at its meeting of March 18, 2014, recommended approval of the site plan and landscape modification.

Attachments: 3/18/14 Planning Staff Report and 3/18/14 Planning Commission Minutes
Prepared By: Chris Cheng, City Planner
Reviewed By: Wendy L. Rampson, Planning Manager and
Sumedh Bahl, Community Services Area Administrator

Whereas, The JAK Cubed, LLC has requested site plan approval in order to develop a 4,250 square foot convenience store building with drive-thru restaurant on the east side of the site;

Whereas, A Landscape Modification is requested to maintain the reduced 4-foot wide right-of-way buffer to allow the continued use of 2 gas pump islands;

Whereas, The Ann Arbor City Planning Commission, on March 18, 2014, recommended approval of the site plan and landscape modification;

Whereas, The development would comply with the Fringe Commercial (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 South State Street Shell Gas Station/Drive-Thru Restaurant Landscape Modification to maintain the existing 4-foot wide right-of-way buffer, subject to additional landscaping being provided in the S. State Street and E. Eisenhower Parkway buffers, as shown on plans dated 2/24/14; and

RESOLVED, That City Council approve the South State Street Shell Gas Station/Drive-Thru Restaurant Site Plan dated 2/24/14, subject to installation of a fire hydrant prior to issuance of any building permits.