



Legislation Text

File #: 12-0400, **Version:** 1

Resolution to Approve Tim Hortons Site Plan, 3965 South State Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays).

Attached is a resolution to approve the Tim Hortons Site Plan. Approval of this resolution will allow for the construction of a one-story, 1,953-square foot restaurant with drive-thru facilities.

Petition Summary:

- The Site Plan proposes demolishing the existing 9,558-square foot restaurant building on this 2.23 acre site and constructing a one-story 1,953-square foot restaurant with drive thru facilities. Approval of this site plan is subject to dividing this lot from the parent parcel.

The City Planning Commission, at its meeting of March 6, 2012, recommended approval of this request.

Attachments: 3/6/12 Planning Staff Report
 3/6/12 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner
Reviewed By: Wendy L. Rampson, Planning Manager
 Sumedh Bahl, Community Services Administrator

Whereas, The Tim Hortons has requested site plan approval in order to develop a one-story, 1,953-square foot restaurant with drive-thru facilities;

Whereas, The Ann Arbor City Planning Commission, on March 6, 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 Tim Hortons Site Plan dated 2/16/12 upon the condition that a land division is approved prior to issuance of any permits for construction of the new building.

