



## Legislation Text

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**File #:** 13-1046, **Version:** 1

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Resolution to Approve Belle Tire Site Plan, 590 W. Ellsworth Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution to approve the Belle Tire Site Plan. Approval of this resolution will allow for the construction of a 9,735 square foot auto service facility on the vacant parcel at 590 West Ellsworth Road.

### Petition Summary:

- The Site Plan proposes construction of a 9,735 square foot auto service facility with 49 parking spaces, and ten of these spaces located in the building's service bays. No natural features are impacted by this proposal.
- An existing curb cut off W. Ellsworth will be closed and access to this site will be through a shared curb cut located on a parcel to the west.
- New public sidewalk is proposed along the frontage of this site, completing the gap between the parcels to the east and west.

The City Planning Commission, at its meeting of August 20, 2013, recommended approval of this request.

Attachments: 8/20/13 Planning Staff Report, 8/20/13 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

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

Whereas, The Belle Tire has requested site plan approval in order to develop a new 9,735 auto service facility;

Whereas, The Ann Arbor City Planning Commission, on August 20, 2013, recommended approval of the petition;

Whereas, The development would comply with the C3, Fringe Commercial District, 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 Belle Tire Site Plan dated 8/5/13, upon the condition that the property owner record a shared parking easement and sanitary sewer easement prior to the issuance of building permits.