

1. Agenda

Documents: [01-OCTOBER 21 AGENDA .PDF](#)

2. Packet

Documents: [2015-10-21\\_PACKET .PDF](#)

**Agenda**  
**Planning Commission**  
**Council Chambers**  
**Wednesday, October 21, 2015 – 7:00 P.M.**

**I. Call to Order**

**II. Roll Call**

|                            |   |   |
|----------------------------|---|---|
| Roderick Johnson, Chair    | P | A |
| Cheryl Zuellig, Vice Chair | P | A |
| Anthony Bedogne            | P | A |
| Phil Hollifield            | P | A |
| Heidi Jugenitz             | P | A |
| Liz Dahl MacGregor         | P | A |
| Briana A. Mason            | P | A |

**III. Approval of Minutes**

- None

**IV. Audience Participation**

*Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.*

**V. Presentations and Public Hearing Items**

- None

**VI. New Business**

- Site Plan Review: 1420 Washtenaw

**VII. Old Business**

- Special Use Permit Revocation: 50 Ecorse

**VIII. Future Business Discussion / Updates**

- Parkridge

**IX. Committee Reports**

- None

**X. Adjournment**

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12 October 2015

**Staff Review of Site Plan Application  
1420 Washtenaw Addition  
1420 Washtenaw, Ypsilanti, MI 48197**

**GENERAL INFORMATION**

**Applicant:** Ali Wahab  
1420 Washtenaw Ave, LLC  
1420 Washtenaw Ave  
Ypsilanti, MI 48197

**Project:** 1420 Washtenaw Addition

**Application Date:** 14 September 2015

**Location:** Northside of Washtenaw Ave between Cornell Rd and Mansfield St

**Zoning:** NC-Neighborhood Corridor

**Action Requested:** Site plan approval , Special Use for alcohol sales <15,000 sq ft

**Staff Recommendation:** Postpone

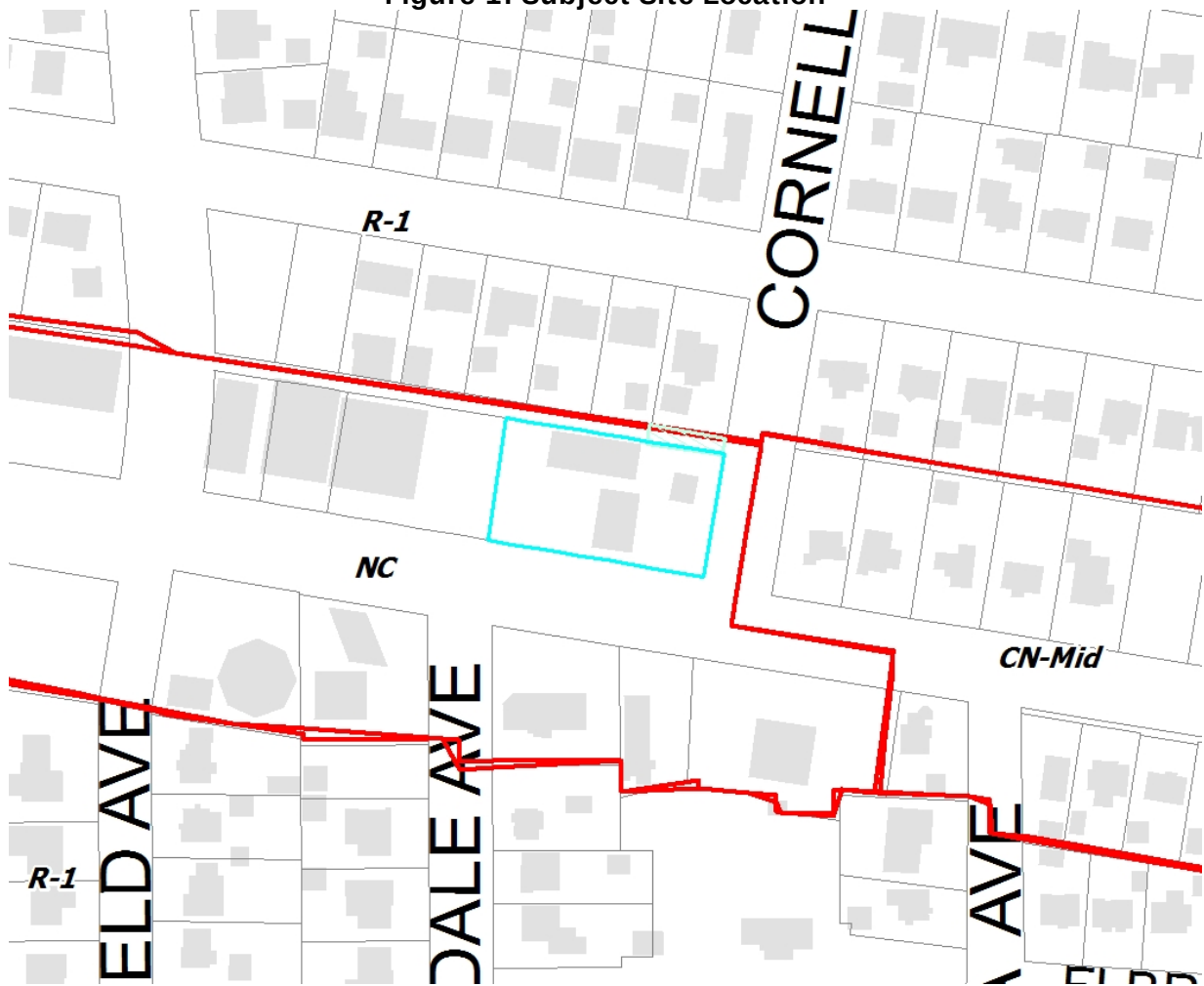
**PROJECT AND SITE DESCRIPTION**

Parcel # 11-11-05-382-012 is a corner lot at Washtenaw Ave and Cornell Rd. The parcel is 0.55 acres with frontage on Washtenaw Ave. There is an existing ~2,300 square foot single story commercial building and two metal canopies at 912 square feet and 672 square feet. There are 13 marked parking spaces on the site. A conditional (special) use permit was approved in July 1988 for an expansion of the interior service station and to operate on a 24 hour basis.

Zoned **NC-Neighborhood Corridor**, which allows for an automobile filling station without repair and a food store with the sale of alcohol, less than 15,000 square feet as a special use. This parcel is just south of an R-1 single family residential district. Automobile filling stations are regulated under §122-776 and special land use is regulated under Article V of the zoning code. This location is within the Reimagine Washtenaw project boundaries.

Staff is in receipt of a Site Plan application, but not a Special Use Permit application. Staff did not note the need for one in the changed zoning code in sufficient time to inform the applicant. Due to the challenging nature of the site, both staff and applicant felt it would still be of use to bring the site plan application before Planning Commission for feedback to allow time for revisions, if needed, before the Special Use hearing.

**Figure 1: Subject Site Location**



**Figure 2: Site Aerial (2010)**



**Figure 3: photograph of site**



**Figure 4: Land Use and Zoning of Surrounding Area**

|              | <b>LAND USE</b>              | <b>ZONING</b>                  |
|--------------|------------------------------|--------------------------------|
| <b>NORTH</b> | Single family homes          | R-1- Single-family residential |
| <b>EAST</b>  | Single family houses         | CN-Mid- Core Neighborhood Mid  |
| <b>SOUTH</b> | Restaurants and dry cleaners | NC-Neighborhood Corridor       |
| <b>WEST</b>  | Retail and commercial        | NC- Neighborhood Corridor      |

**SITE PLAN: CRITERIA AND REVIEW****§122-128****STANDING****§122-128(1)**

The applicant is legally eligible to apply for site plan review. *Not all required information has been provided.*

**REQUIREMENTS****§122-128(2)**

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

**Figure 5: Requirements**

| ORDINANCE REFERENCE                                       | REQUIRED                                     |                        | EXISTING CONDITIONS                       | PROPOSED                                                                                          |
|-----------------------------------------------------------|----------------------------------------------|------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>NC: §122-274</b>                                       | <b>BUILDING TYPE</b>                         | Determined by lot size | Single story commercial                   | Unchanged                                                                                         |
| <b>LOT REQUIREMENTS</b>                                   |                                              |                        |                                           |                                                                                                   |
| <b>Width</b><br>ft                                        | <b>Min</b><br>50                             | <b>Max</b><br>300      | 206                                       | Meets                                                                                             |
| <b>Depth</b><br>ft                                        | <b>Min</b><br>100                            | <b>Max</b><br>300      | 117                                       | Meets                                                                                             |
| <b>Area</b><br>sf                                         | <b>Min</b><br>7500                           | <b>Max</b><br>90,000   | 24,102                                    | Meets                                                                                             |
| <b>Coverage</b><br>%                                      | <b>Min</b><br>-                              | <b>Max</b><br>60%      | 3,884/24,102= 16%                         | 5,313/24,102=22%                                                                                  |
| <b>BUILDING ENVELOPE AND HEIGHT</b>                       |                                              |                        |                                           |                                                                                                   |
| <b>Street setback</b><br>(Washtenaw)<br>ft                | <b>Min</b><br>5                              | <b>Max</b><br>15       | 81.80                                     | Unchanged;<br>Existing non-conforming                                                             |
| <b>Street setback</b><br>(Cornell)<br>ft                  | <b>Min</b><br>5                              | <b>Max</b><br>15       | 80.51                                     | Unchanged;<br>Existing non-conforming                                                             |
| <b>Side setback</b><br>ft                                 | <b>Min</b><br>0                              | <b>Max</b><br>-        | 46.83                                     | 0.80                                                                                              |
| <b>Rear setback</b><br>ft                                 | <b>Min</b><br>25, adjacent<br>to existing SF | <b>Max</b><br>-        | 6.13                                      | Unchanged; is not<br>considered to be<br>expanding non-<br>conformity under<br>changed ordinance. |
| <b>Frontage<br/>buildout</b><br>%                         | <b>Min</b><br>50                             | <b>Max</b><br>100      | 33.6%                                     | 47.8%                                                                                             |
| <b>Height</b><br>stories                                  | <b>Min</b><br>1                              | <b>Max</b><br>1        | 1 (13.75 ft)                              | 1 (17 ft.)                                                                                        |
| <b>ACCESSORY BUILDING ENVELOPE, FOOTPRINT, AND HEIGHT</b> |                                              |                        |                                           |                                                                                                   |
| <b>Street setback</b><br>(Washtenaw)<br>ft                | <b>Min</b><br>30 ft                          | <b>Max</b><br>-        | South canopy: 11.88<br>East canopy: 66.25 | Unchanged;<br>Existing non-conforming                                                             |
| <b>Street setback</b><br>(Cornell)<br>ft                  | <b>Min</b><br>30 ft                          | <b>Max</b><br>-        | South canopy: 69.38<br>East canopy: 20    | Unchanged;<br>Existing non-conforming                                                             |

| ORDINANCE REFERENCE       | REQUIRED                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        | EXISTING CONDITIONS                       | PROPOSED                                                                                                                                                                                                                                                                                  |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Side setback</b><br>ft | <b>Min</b><br>10 ft                                                                                                                                                                           | <b>Max</b><br>-                                                                                                                                                                                                                                                                                                                        | South canopy: 97.5<br>East canopy: 162.5  | Unchanged                                                                                                                                                                                                                                                                                 |
| <b>Rear setback</b><br>ft | <b>Min</b><br>10 ft                                                                                                                                                                           | <b>Max</b><br>-                                                                                                                                                                                                                                                                                                                        | South canopy: 49.38<br>East canopy: 23.13 | Unchanged                                                                                                                                                                                                                                                                                 |
| <b>Footprint</b><br>sf    | <b>Min</b>                                                                                                                                                                                    | <b>Max</b><br>800                                                                                                                                                                                                                                                                                                                      | South canopy: 912<br>East canopy: 672     | Unchanged;<br>Existing non-conforming                                                                                                                                                                                                                                                     |
| <b>Height</b><br>ft       | <b>Min</b>                                                                                                                                                                                    | <b>Max</b><br>15 ft                                                                                                                                                                                                                                                                                                                    | South canopy: ~20<br>East canopy: ~20     | Unchanged;<br>Existing non-conforming                                                                                                                                                                                                                                                     |
| <b>PARKING PROVISIONS</b> | Location: Side, street-side and rear yards                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                        | Front yard and side yard parking.         | <b>Front yard and side street yard parking are proposed; but reduced from previous number. Front yard parking is not permitted.</b>                                                                                                                                                       |
| <b>PRIVATE FRONTAGES</b>  | Permitted: Commercial<br><u>distance between openings:</u> 2 ft. max<br><u>door recess:</u> 5 ft. max<br><u>ground floor transparency:</u> 60%<br><u>height to bottom window:</u> 2.5 ft. max |                                                                                                                                                                                                                                                                                                                                        | Unknown                                   | <u>distance between openings:</u> 2.5 ft and 21.75 ft<br><b>does not meet</b><br><u>door recess:</u> 0 ft.<br><i>meets</i><br><u>ground floor transparency:</u> 17.25%<br><b>does not meet</b><br><u>height to bottom window:</u> 2 ft.<br><i>meets</i><br>*not required, but encouraged* |
| <b>§122-861 et seq</b>    | <b>SIGNAGE</b>                                                                                                                                                                                | Master sign plan: HC, NC, GC, C, PMD, P; nonres uses in R1, CN-SF, CN-Mid, CN, MD                                                                                                                                                                                                                                                      |                                           | <b>A master sign plan is needed for all existing and proposed signs.</b>                                                                                                                                                                                                                  |
|                           | <b>Area maximum</b>                                                                                                                                                                           | <u>Ground sign:</u> 40 sq ft<br><u>Building-mounted:</u> 3 sq ft per linear foot of frontage on the side of the building the sign is mounted on. <ul style="list-style-type: none"> <li><u>Wall sign:</u> 1 sq ft for each linear ft of frontage or 100 sq ft, whichever is less</li> <li><u>Awning sign:</u> 35% of awning</li> </ul> |                                           | Unknown                                                                                                                                                                                                                                                                                   |

| ORDINANCE REFERENCE          | REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | EXISTING CONDITIONS                                                                                                                                                                                                                                                                                     | PROPOSED                                                                                                                                                                        |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Height</b><br>maximum     | <u>Ground sign</u> : 10 ft<br><u>Wall sign</u> : see area max<br><u>Awning sign</u> : minimum height of 8 ft                                                                                                                                                                                                                                                                                                                                                                                                                       | Unknown                                                                                                                                                                                                                                                                                                 | <b>A master sign plan is needed for all existing and proposed signs.</b>                                                                                                        |
| <b>Setbacks</b><br>minimum   | Front property line: 3ft<br>Side/rear property lines: 10 ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 6.25 ft<br>5 ft from east lot line                                                                                                                                                                                                                                                                      | Existing non-conforming monument sign.                                                                                                                                          |
| <b>§122-776 USE-SPECIFIC</b> | The curb cuts are not permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances must be no less than 25 feet from a street intersection (measured along the road right-of-way). Drives must be no less than 20 feet wide, nor wider than 30 feet at the right-of-way line. No more than one such drive or curb opening may be permitted for every 75 feet of frontage along any street or in accordance with county or state requirements, whichever is greater. | 4 sets of curb cuts exist on the property, two drives on Washtenaw and two on Cornell St. An MDOT study (2008) suggested that both of the drives onto Washtenaw be closed, and this site (as well as others on the block face) be accessed from one central drive. All drives are between 20 and 30 ft. | <b>Unchanged</b>                                                                                                                                                                |
|                              | The entire lot, excluding areas occupied by landscaping and building, must be hard-surfaced with concrete or plant-mixed bituminous material. Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas. Drainage must be provided in accordance with subsection 122-835(6).                                                                                                                                                                                                             | The entire lot, excluding areas occupied by landscaping and building, is hard-surfaced with concrete or plant-mixed bituminous material.                                                                                                                                                                | <b>Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas. Drainage must be provided in accordance with subsection 122-835(6).</b> |

| ORDINANCE REFERENCE | REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | EXISTING CONDITIONS                                                                                                                                                                                   | PROPOSED                                                                                                                        |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|                     | All fuel pumps must be located not less than 15 feet from any lot line; provided however, that fuel pumps may not be located less than 40 feet from any interior lot line which abuts residentially zoned property, nor closer than 100 feet from any religious institution, theater, hall, or other place of public assembly.                                                                                                                                           | All fuel pumps are located more than 15ft from the lot lines. The northern pump is located ~35 ft from the midline of the alley and 45 ft from the lot line of the residential property to the north. | Unchanged                                                                                                                       |
|                     | A rigid canopy which covers the fuel dispensing area is permitted provided that the lowest edge of such canopy must be a minimum of 14 feet above grade. For service stations located within a NC zoning district, the nearest edge of any canopy must be set back a minimum of ten feet from any lot line. All support structures for canopies must be located so as not to obscure the vision of motorists using any nearby streets, driveways, or maneuvering aisles. | 2 canopies of approx. 20 ft exist on site. All are more than 10 ft from the nearest lot line. Support posts are underneath the canopies and do not obstruct views.                                    | Unchanged                                                                                                                       |
|                     | The storage, sale, or rental of new or used automobiles, trucks, trailers, or any other vehicles on the premises is prohibited. Inoperable, wrecked or partially dismantled vehicles must not be stored or parked outside for a period exceeding two days.                                                                                                                                                                                                               |                                                                                                                                                                                                       | The storage, sale, or rental of new or used automobiles, trucks, trailers, or any other vehicles on the premises is prohibited. |
|                     | All outdoor lighting must comply with section 122-641.                                                                                                                                                                                                                                                                                                                                                                                                                   | 4 light poles and lights under the canopies.                                                                                                                                                          | No lighting plan has been submitted.                                                                                            |

**Items to be Addressed:**

1. Front yard and side street yard parking are proposed.
2. A master sign plan showing all signs to be retained on-site and a sign permit for proposed signs shall be submitted.
3. Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas.

4. *Drainage must be provided in accordance with subsection 122-835(6).*
5. *Applicant to note on the site plan that the storage, sale, or rental of new or used automobiles, trucks, trailers, or any other vehicles on the premises is prohibited.*
6. *Submit further detail on site lighting to show compliance with 122-641.*

## **BUILDING LOCATION AND SITE ARRANGEMENT**

## **§122-128(3)**

*"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."*

The building is at the back of the lot, the addition will be on the west side of the current structure. The building has frontage on Washtenaw Ave with secondary frontage on Cornell St. The building entrance will be on the Washtenaw Ave side. There are four entrances to the site, two on Washtenaw Ave and two on Cornell St that are present and are proposed to remain. Two metal canopies over the gas pumps currently exist and will remain on site. This site is located just south of R-1 single family residential homes.

The site is challenging due to the use (existing and proposed) and the relationship to Washtenaw. The code requires that new buildings be brought to the front lot line, and parking placed behind. However, for an existing gas station, this would require relocation of the tanks and pumps- and would bring those tanks and pumps closer to the residential neighborhood to the north. By leaving the site arrangement relatively unchanged, we minimize negative impacts to the residential neighborhood to the north; however, close attention to the site's relationship with Washtenaw to ensure its legibility and safety is needed.

***Items to be Addressed: None***

**SITE ACCESS, TRAFFIC, AND PARKING****§122-128(4)**

*"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."*

Vehicle access points on the site are through the four driveways, two on Washtenaw Ave and two on Cornell St. The northern drive off of Cornell St. uses a portion of the 16 ft. wide public alley behind the property. The proposed plans do not indicate any changes in vehicular access. Staff would like to see the alley curbcut narrowed to the alley ROW. The green space/landscaped island north of the Washtenaw ROW could be lengthened.

Parking is proposed for the front yard and side street yard. While there is already parking in some of these areas currently, the proposed is a reconfiguration of the parking spaces and is less conforming than what exists on the site now. Bike and pedestrian access is unchanged; both are presumed to use the existing curbcuts and paved areas.

A sidewalk runs to the east of the parcel off of Cornell St. The Washtenaw Ave frontage, south of the property, does not have any existing sidewalks but the entire space is covered in asphalt. A sidewalk needs to be built on the Washtenaw Ave side of the property.

The number 4 bus on The Ride stops about 500 feet from the site.

One bike loop is proposed for the site, adjacent to the entrance.

**Figure 6: Site Access and Circulation**

| ORDINANCE<br>REFERENCE  | REQUIRED                         | EXISTING<br>CONDITIONS                                                                                                                                                                                                                       | PROPOSED                                                                            |
|-------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>NC:<br/>§122-273</b> | <b>CIRCULATION<br/>STANDARDS</b> | CN, C, HC, NC, GC, HHS:<br>Sites <3 acres: circulation<br>plan to ID potential cross and<br>joint access to adjacent<br>parcels                                                                                                              | <b>Circulation plan is<br/>needed.</b>                                              |
|                         |                                  | Easements: nonmotorized<br>plan, ReImagine Washtenaw,<br>other                                                                                                                                                                               | <b>6 ft. easement will<br/>satisfy ReImagine<br/>Washtenaw ROW<br/>requirements</b> |
| <b>§122-834</b>         | <b>PARKING<br/>Dimensions</b>    | <ul style="list-style-type: none"> <li>• 9'x18' minimum,<br/>exceptions if adjacent to<br/>wall or overhang provided</li> <li>• May have 20% small car<br/>(8'x16', signed)</li> <li>• May have 10% motorcycle<br/>(5x8', signed)</li> </ul> | 9'x18' and 9'x20',<br>meets requirement.                                            |

|                 |                                               |                                                                                                                                                           |                                                                                                                                                                                                  |                                                                                                                                             |
|-----------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>§122-835</b> | <b>Access</b>                                 | 5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot                            |                                                                                                                                                                                                  | <b>A sidewalk needs to be built on the Washtenaw side of the property. No guidance is given to pedestrians or vehicles within the site.</b> |
|                 | <b>Ingress &amp; Egress</b>                   | <ul style="list-style-type: none"> <li>• Aligned across ROW, or offset by 25'</li> <li>• &gt;50' from intersection</li> <li>• 20'-30' driveway</li> </ul> | <ul style="list-style-type: none"> <li>• Aligned across ROW, or offset by 25'</li> <li>• the eastern drive on Washtenaw is less than 50 from intersection</li> <li>• 20'-30' driveway</li> </ul> | Unchanged. Existing non-conforming.                                                                                                         |
|                 | <b>Internal Maneuvering</b>                   | Greater than 10 ft width if more than 5 parking spaces                                                                                                    |                                                                                                                                                                                                  | Meets                                                                                                                                       |
|                 | <b>Surfacing</b>                              |                                                                                                                                                           |                                                                                                                                                                                                  | Patch as needed                                                                                                                             |
|                 | <b>Drainage</b>                               |                                                                                                                                                           |                                                                                                                                                                                                  | <b>New drain connecting to an existing drain, adjacent to USTs- needs engineering review</b>                                                |
|                 | <b>Striping</b>                               |                                                                                                                                                           |                                                                                                                                                                                                  | Meets                                                                                                                                       |
|                 | <b>Wheel Stops</b>                            | 5 or more spaces require curbing and/or wheel stops                                                                                                       |                                                                                                                                                                                                  | <b>Wheel stops or curbing are needed for the 6 spots on the west side of the lot.</b>                                                       |
|                 | <b>Screening &amp; Landscaping (internal)</b> | 1 tree per 8 spaces                                                                                                                                       | 12 spaces = 2 trees                                                                                                                                                                              | 2 trees proposed                                                                                                                            |
|                 |                                               | 1 landscape island for each 16 spaces                                                                                                                     |                                                                                                                                                                                                  | N/A                                                                                                                                         |
|                 |                                               | Islands w trees: 9' wide min and 160' sf<br>Islands w 5' min walkway: 11' wide min<br>Islands: curbed or used for stormwater                              |                                                                                                                                                                                                  | N/A                                                                                                                                         |
|                 |                                               | All aisle-ends & corners protected w curbed island                                                                                                        |                                                                                                                                                                                                  | <b>A curbed island is required at the southwest corner of the lot to define the parking area.</b>                                           |
|                 |                                               | 3' between curb and planting (5' if vehicle overhang)                                                                                                     |                                                                                                                                                                                                  | n/a                                                                                                                                         |

|                 |                                                |                                                                                                                                                                                                                                                   |                                |                                                                                                                                                                                                         |
|-----------------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <b>Screening &amp; Landscaping (perimeter)</b> | Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF                                                                                                                                                                             |                                | Rear wall of building to be blank masonry. 7' screen wall between dumpster enclosure and building, 7' dumpster enclosure. Remainder of site open to alley.                                              |
|                 |                                                | Landscaped areas, walls, structures, walks- must be protected by curbing                                                                                                                                                                          |                                | <b>West parking area not protected by curbing or wheelstops.</b>                                                                                                                                        |
| <b>§122-836</b> | <b>Motor spaces</b>                            | 1 for each employee, plus spaces required for other uses within the station, such as the retail floor area, carryout restaurants, subtracted by one half space for each automobile fueling position. 1 space for each 250 sq. ft. of retail space |                                | 2 employees max= 2<br>$3638/250=14.55=15$<br>Required spaces= 17<br><br>8 filling positions/2= 4 space discount<br>17-4= 13 spaces required<br><b>12 parking spaces proposed (1 less than required)</b> |
|                 | <b>Bicycle spaces</b>                          | 1 per 5 motor spaces, minimum of 2                                                                                                                                                                                                                |                                | 1 bike loop proposed=2 bike spaces; 3 bike spaces needed. <b>An additional bike loop is needed.</b>                                                                                                     |
| <b>122-837</b>  | <b>Parking discounts</b>                       | Transit                                                                                                                                                                                                                                           | ~500 ft away from a AAATA stop | N/A                                                                                                                                                                                                     |
|                 |                                                | Alternative Vehicles                                                                                                                                                                                                                              | None                           | Unchanged                                                                                                                                                                                               |
|                 |                                                | Bicycle                                                                                                                                                                                                                                           | None                           | Unchanged                                                                                                                                                                                               |
|                 |                                                | PC discretion, special circumstances not listed above                                                                                                                                                                                             |                                | <b>A 9% waiver is requested due to site constraints.</b>                                                                                                                                                |
| <b>§122-647</b> | <b>SIDEWALKS</b>                               | provide a sidewalk or shared-use path                                                                                                                                                                                                             |                                | <b>A sidewalk along Washtenaw must be provided.</b>                                                                                                                                                     |

|                 |                               |                                                                                                                                                                                                                                                                                                                                        |  |      |
|-----------------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------|
| <b>§122-649</b> | <b>TRAFFIC<br/>VISIBILITY</b> | Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8':<br>At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway<br>At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges. |  | Met. |
|-----------------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------|

***Items to be Addressed:***

1. A circulation plan is needed.
2. 6 ft. easement along Washtenaw for nonmotorized transportation and streetscaping is requested.
3. Construct a sidewalk on Washtenaw.
4. Engineering review required for new stormdrain inlet.
5. Wheel stops are needed for the 6 spots on the west side of the lot.
6. A curbed island is required at the southwest corner of the lot.
7. Waiver requested from 9% of the vehicle parking requirements.
8. An additional bike loop is needed.

**ENGINEERING & STORMWATER**

**§122-128(6), §122-128(7)**

*(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.*

*(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.*

Engineering site plan review is required for this project due to the installation of a new stormdrain inlet adjacent to underground storage tanks in the parking lot.

***Items to be Addressed:*** Submit for engineering review.

**SCREENING**
**§122-128(8)**

*"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."*

**Figure 7: Screening**

| ORDINANCE REFERENCE                                                                                                                                                                                                                  | REQUIRED                                                                                                                                                                                                                    | EXISTING CONDITIONS                 | PROPOSED                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>§122-641</b> <b>Lighting</b>                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>• Dark Sky compliant; may be full cutoff where affecting residential uses</li> <li>• not &gt;0.5 fc @ lot line</li> <li>• not &gt;16'in height</li> <li>• not &lt; 0.3 fc</li> </ul> |                                     | <b>Not shown. Provide additional information for staff review.</b>                                                                                                   |
| <b>§122-650</b> <b>Refuse Containers</b>                                                                                                                                                                                             | masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad                                                                                                         |                                     | met                                                                                                                                                                  |
| <b>§122-702</b> <b>Landscape plan</b>                                                                                                                                                                                                |                                                                                                                                                                                                                             |                                     | Met.                                                                                                                                                                 |
| <b>§122-703</b> <b>Screening Between Land Uses</b><br><i>if conflicting use</i>                                                                                                                                                      | visual buffer of at least 80% opacity and 6' height                                                                                                                                                                         |                                     | Rear wall of building to be blank masonry. 7' screen wall between dumpster enclosure and building, 7' dumpster enclosure.<br><b>Remainder of site open to alley.</b> |
| <b>§122-704</b> <b>Street Trees</b>                                                                                                                                                                                                  | 1 tree per 30' of lineal frontage, centered between sidewalk and back of curb:<br>Washtenaw: 206/30' = 7 trees<br>Cornell: 117/30' = 4                                                                                      | No street trees on either frontage. | <b>2 trees proposed for Cornell frontage. This is one tree more than noted in the urban forestry plan.</b>                                                           |
|                                                                                                                                                                                                                                      | Conformance with Urban Forestry plan                                                                                                                                                                                        |                                     | exceeded.                                                                                                                                                            |
| <b>§122-707</b> <b>Foundation Landscaping</b><br><i>Required in MD, PMD zoning districts and with (Large Footprint) Single Story Commercial Buildings on front or sides of buildings facing public ROW, parking, or other access</i> | 6 shrubs per 30 lineal feet of applicable building frontage in 6' wide planting area                                                                                                                                        |                                     | <b>Waiver requested due to site constraints and aesthetically pleasing building materials used in construction.</b>                                                  |

| ORDINANCE REFERENCE                   | REQUIRED                                                                                | EXISTING CONDITIONS | PROPOSED                                        |
|---------------------------------------|-----------------------------------------------------------------------------------------|---------------------|-------------------------------------------------|
| <b>§122-708      Site Landscaping</b> | 10%                                                                                     |                     | met                                             |
| <b>§122-712      Maintenance</b>      | Readily available and acceptable water supply; may install underground sprinkler system |                     | <b>Note on site plan method of maintenance.</b> |

**Figure 8: Tree location(s) per urban forestry plan (2011)**



***Items to be Addressed:***

1. *Provide lighting plan.*
2. *Waiver requested from 122-703 for rear screening to maintain truck access to alley for circulation. Waiver requested from 122-704 for 2 trees along Cornell frontage and 7 trees along Washtenaw frontage requested due to site limitation.*
3. *Waiver requested from 122-707 due to site constraints and aesthetically pleasing building materials used in construction.*
4. *Note on site plan method of maintenance of landscape materials.*

### OTHER DEPARTMENT AND AGENCY APPROVALS

**§122-128(10)**

*"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."*

## MICHIGAN DEPARTMENT OF TRANSPORTATION

The applicant is responsible for obtaining permits from the Michigan Department of Transportation before beginning work on any portion of the State right-of-way, including sidewalks, curbs, and driveways on Washtenaw.

## MASTER PLAN CONSIDERATIONS

§122-128(11)

*"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."*

The improvement of the site to provide for convenience items, and removal of the auto repair, bring the site more into conformance with the Corridor vision from the Master Plan and the ReImagine Washtenaw vision of a corridor that is useful to and comfortable for people travelling by all modes. It also helps to provide needed services to the area.

However, in order for people travelling by all modes to get to the new convenience retail area, a safe mode of travel must be provided. To that end, the City is requesting a 6' easement for nonmotorized travel along the Washtenaw frontage and for the applicant to construct a sidewalk in the MDOT right-of-way per 122-647.

**Items to be Addressed:** *Applicant to provide non-motorized travel improvements to the site as noted in previous sections of the report.*

## STAFF RECOMMENDATIONS: SITE PLAN

Staff is generally in favor of the proposed redevelopment project. However, due to the recommends the Planning Commission **postpone** the Site Plan decision.

### Findings

- A special use permit (and application) is required.
- The applicant has not provided all information required to make a well-founded decision regarding the project, including a boundary survey and a lighting plan.
- Staff requires more time to submit the plans for engineering review, and to ensure the plans are sufficient for engineering review.
- Staff requires more time to assemble an easement proposal.

---

Bonnie Wessler  
City Planner, Community & Economic Development Department

Cynthia Kochanek  
Associate Planner

CC      File  
          Applicant  
          Todd Ballou, focus/design

# 1420 WASHTENAW

## YPSILANTI, MI

### SHEET INDEX

| SHEET NO. | SHEET TITLE                                  |
|-----------|----------------------------------------------|
| 1         | SHEET INDEX, ZONING DATA, EXISTING SITE PLAN |
| 2         | PROPOSED SITE PLAN                           |
| 3         | LANDSCAPE PLAN                               |
| 4         | BUILDING PLAN                                |
| 5         | BUILDING ELEVATIONS                          |
| BS-1      | EXISTING BOUNDARY SURVEY                     |
|           |                                              |
|           |                                              |
|           |                                              |

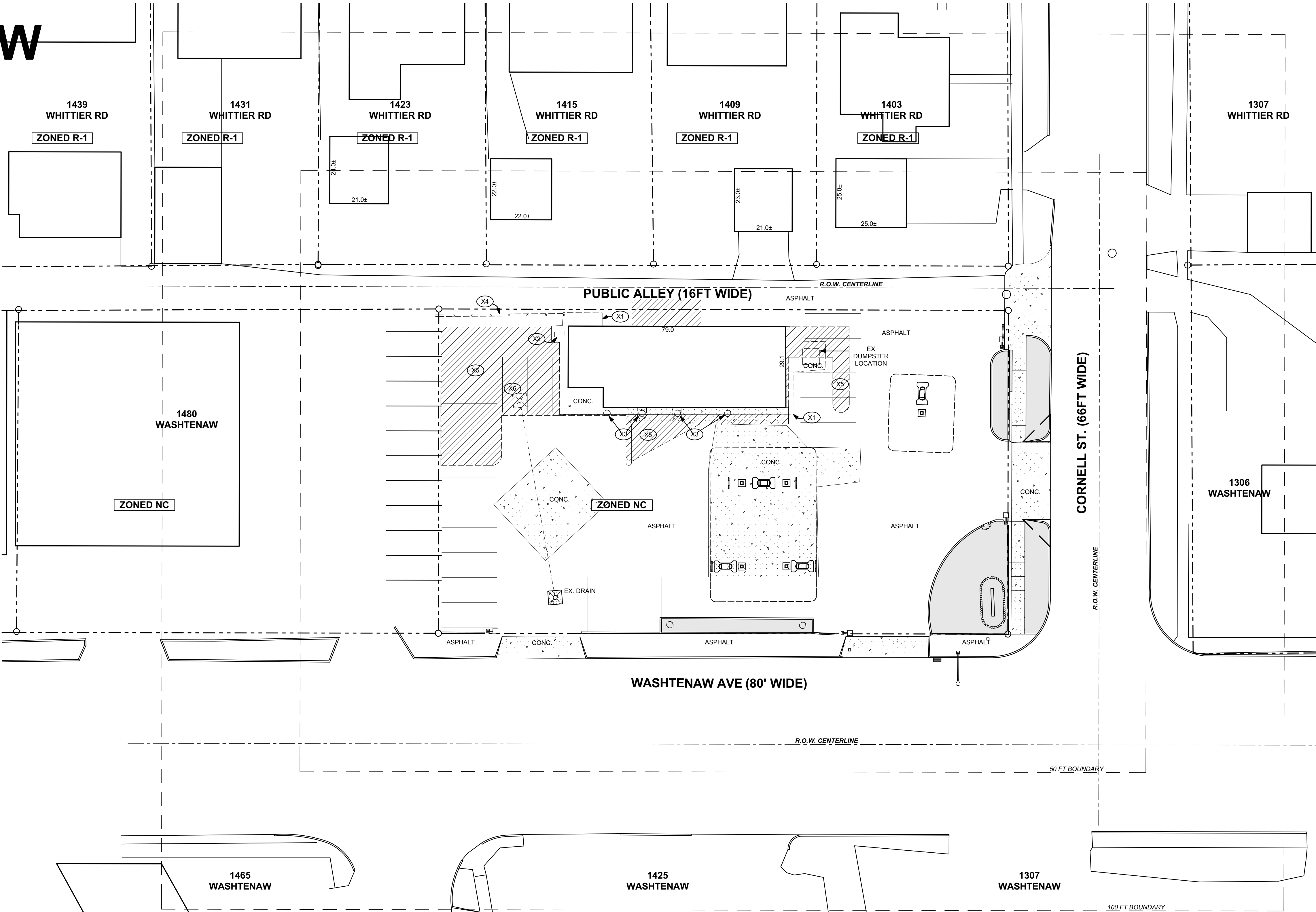
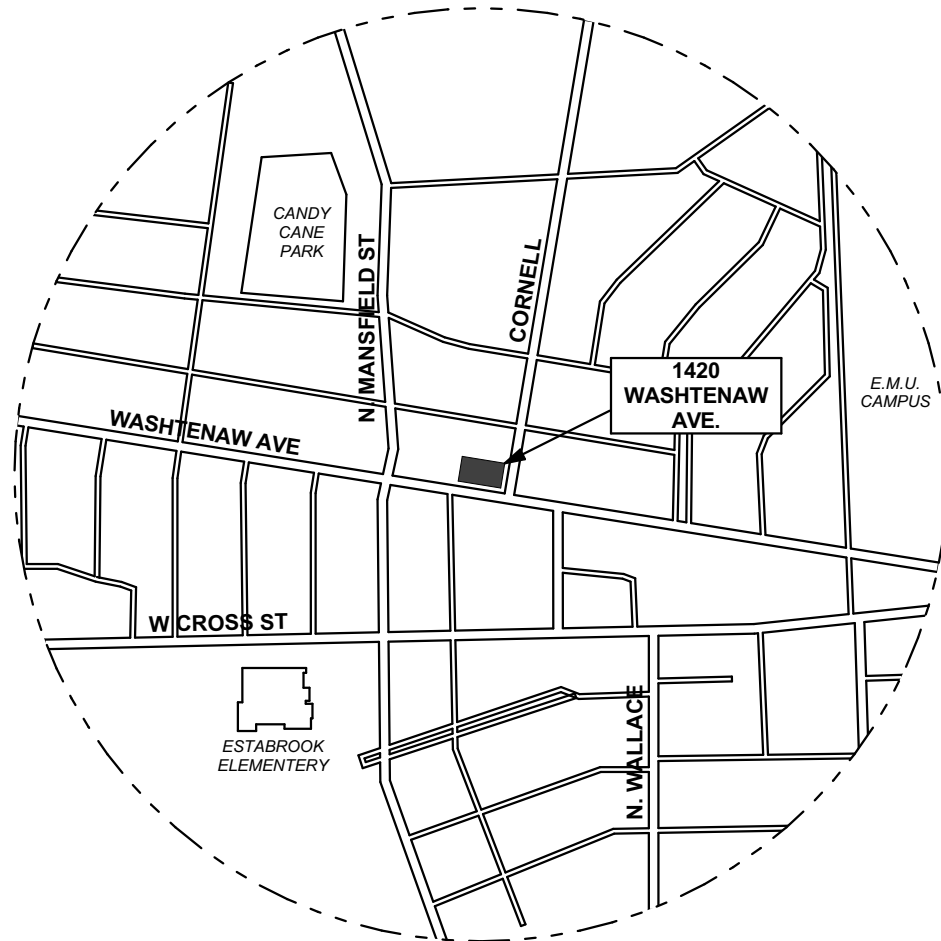
### AREA ANALYSIS

| EXISTING                 |                                                      | PROPOSED                |                                                       |
|--------------------------|------------------------------------------------------|-------------------------|-------------------------------------------------------|
| EX. BUILDING AREA        | 2,206 SF                                             | EX. BUILDING AREA       | 2,206 SF                                              |
| EXISTING BLDG FOOTPRINTS | 2,206 SF                                             | ADDITION                | +1,429 SF                                             |
| EX. LOT AREA             | 24,141 SF (0.55 ACRES)*                              | EXISTING BLDG FOOTPRINT | 3,635 SF                                              |
| *EXCLUDES ALLEY          |                                                      | GROSS AREA              | 3,635 SF                                              |
| EX. LOT COVERAGE         | $\frac{2,206 \text{ SF}}{24,141 \text{ SF}} = 9.1\%$ | PROP. LOT COVERAGE      | $\frac{3,635 \text{ SF}}{24,141 \text{ SF}} = 15.0\%$ |
| WASHTENAW FRONTAGE       | 206.00 FT                                            | WASHTENAW ELEVATION     | 125.00 FT                                             |
| CORNELL FRONTAGE         | 117.10 FT                                            | CORNELL ELEVATION       | 29.42 FT                                              |
| TOTAL FRONTAGE           | 323.10 FT                                            | TOTAL FRONTAGE          | 154.42 FT                                             |
| WASHTENAW ELEVATION      | 79.00 FT                                             | FRONTAGE BUILDOUT       | 154.42                                                |
| CORNELL ELEVATION        | 29.42 FT                                             |                         | $\frac{154.42}{323.10} = 47.8\%$                      |
| TOTAL FRONTAGE           | 108.42                                               |                         |                                                       |
| FRONTAGE BUILDOUT        | $\frac{108.42}{323.10} = 33.6\%$                     |                         |                                                       |

### SCHEDULE OF REGULATIONS

| BUILDING TYPE SC          | REQ'D           | EXISTING         | PROPOSED  | VARIANCE                 |
|---------------------------|-----------------|------------------|-----------|--------------------------|
| SINGLE STORY COMMERCIAL   |                 |                  |           |                          |
| LOT WIDTH                 | 50-300 FT       | 206.0            | NO CHANGE | NONE                     |
| LOT DEPTH                 | 100-300 FT      | 117.10-117.28 FT | NO CHANGE | NONE                     |
| LOT AREA                  | 7,500-90,000 FT | 24,141 SF        | NO CHANGE | NONE                     |
| MIN FRONT YARD/ CROSS ST. | 20.0 FT         | 27.83 FT         | NO CHANGE | NONE                     |
| STREET SETBACK/ WASHTENAW | 10 FT*          | 81.45 FT         | NO CHANGE | NONE                     |
| STREET SETBACK/ CORNELL   | 5-15 FT         | 80.51 FT         | NO CHANGE | NONE                     |
| SIDE SETBACK              | 0 FT            | 46.83 FT         | 0.80 FT   | NONE                     |
| REAR SETBACK              | 25.0 FT**       | 6.13 FT          | NO CHANGE | 18.87' VARIANCE REQUIRED |
| MAX LOT COVERAGE          | 60 %            | 9.1 %            | 15.0%     | NONE                     |
| MAX BLDG HEIGHT           |                 | 13.75 FT         | 17.0 FT   | NONE                     |
|                           | 1 STORY         | 1 STORY          | NO CHANGE | NONE                     |
| FRONTAGE BUILD-OUT        | 50-100%         | 33.6%            | 47.8%     | 2.2% VARIANCE REQUIRED   |

\* STREET SETBACK ON WASHTENAW MUST BE 10FT FROM FUTURE RIGHT OF WAY LINE  
\*\* REAR SETBACK ADJACENT TO RESIDENTIAL LOTS



### EXISTING SITE PLAN



1" = 20'

| STORM WATER ANALYSIS | EXISTING     | CHANGE    | PROPOSED     |
|----------------------|--------------|-----------|--------------|
| IMPERVIOUS AREAS     | 22,764 SF    | -756 SF   | 22,008 SF    |
| EXISTING BUILDING    | 2,206 SF     | --        | 2,206 SF     |
| ADDITION             | --           | +1,429 SF | +1,429 SF    |
| PAVEMENT & CURBS     | 20,558 SF    | -2,185 SF | 18,373 SF    |
| PERVIOUS AREAS       | 1,377 SF     | +756 SF   | 2,133 SF     |
|                      | 5.7% OF SITE |           | 8.8% OF SITE |
| SITE AREA            | 24,141 SF    |           | 24,141 SF    |

### GENERAL NOTES:

1. THIS PROPERTY IS NOT IN A FLOOD ZONE
2. NO OPEN AIR SALES OTHER THAN GASOLINE IS PROPOSED.
3. NO RECREATION FIELDS, OR OUTDOOR CAFES ARE PROPOSED.
4. THIS SITE CONTAINS EXISTING UNDERGROUND FUEL TANKS. NO NEW UNDERGROUND TANKS ARE PROPOSED.
5. ALL PROPOSED CONSTRUCTION WILL BE COMPLETED IN A SINGLE PHASE.
6. THIS SITE HAS A CURRENT STATE OR FEDERAL PERMIT TO SELL FUEL. A NEW STATE OR FEDERAL PERMIT TO SELL ALCOHOL WILL BE OBTAINED

### SITE DEMOLITION NOTES

- (X1) REMOVE EX. CURB
- (X2) REMOVE EX. OIL DUMPSTER
- (X3) REMOVE EX. CONCRETE PLANTERS
- (X4) REMOVE EX. GUARD RAIL AND CHAIN LINK FENCE
- (X5) REMOVE EX. PAVEMENT FOR NEW SITE ELEMENTS (HATCHED AREA)
- (X6) EXISTING DRAIN TO BE REMOVED/ RELOCATED

EXISTING SITE PLAN IS AT REDUCED SCALE TO SHOW AREAS WITHIN 100FT

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SITE PLAN REVIEW 11 SEP 2015  
SITE STUDY 19 JUNE 2015

**focus / design**

Todd Ballou, Registered Architect

(734) 276-2110

www.focusdesign.us

focusdesign@comcast.net

3300 Berry Rd, Ypsilanti, MI 48198

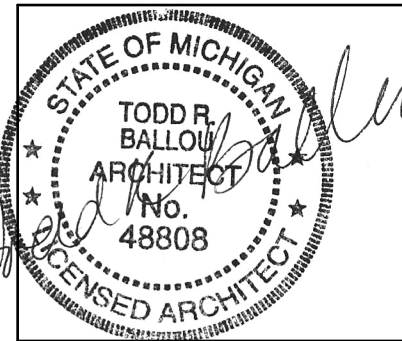
PROJECT:

**1420 WASHTENAW**

1420 WASHTENAW AVE.  
YPSILANTI, MI

TITLE: ZONING

JOB NO:  
**1515**



SHEET NO.

**1**

# 1420 WASHTENAW

YPSILANTI, MI

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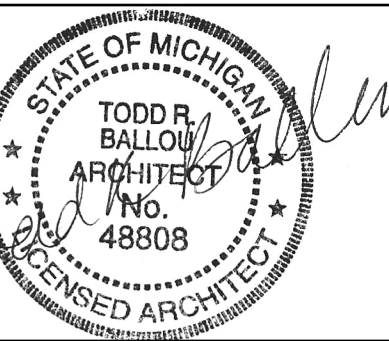
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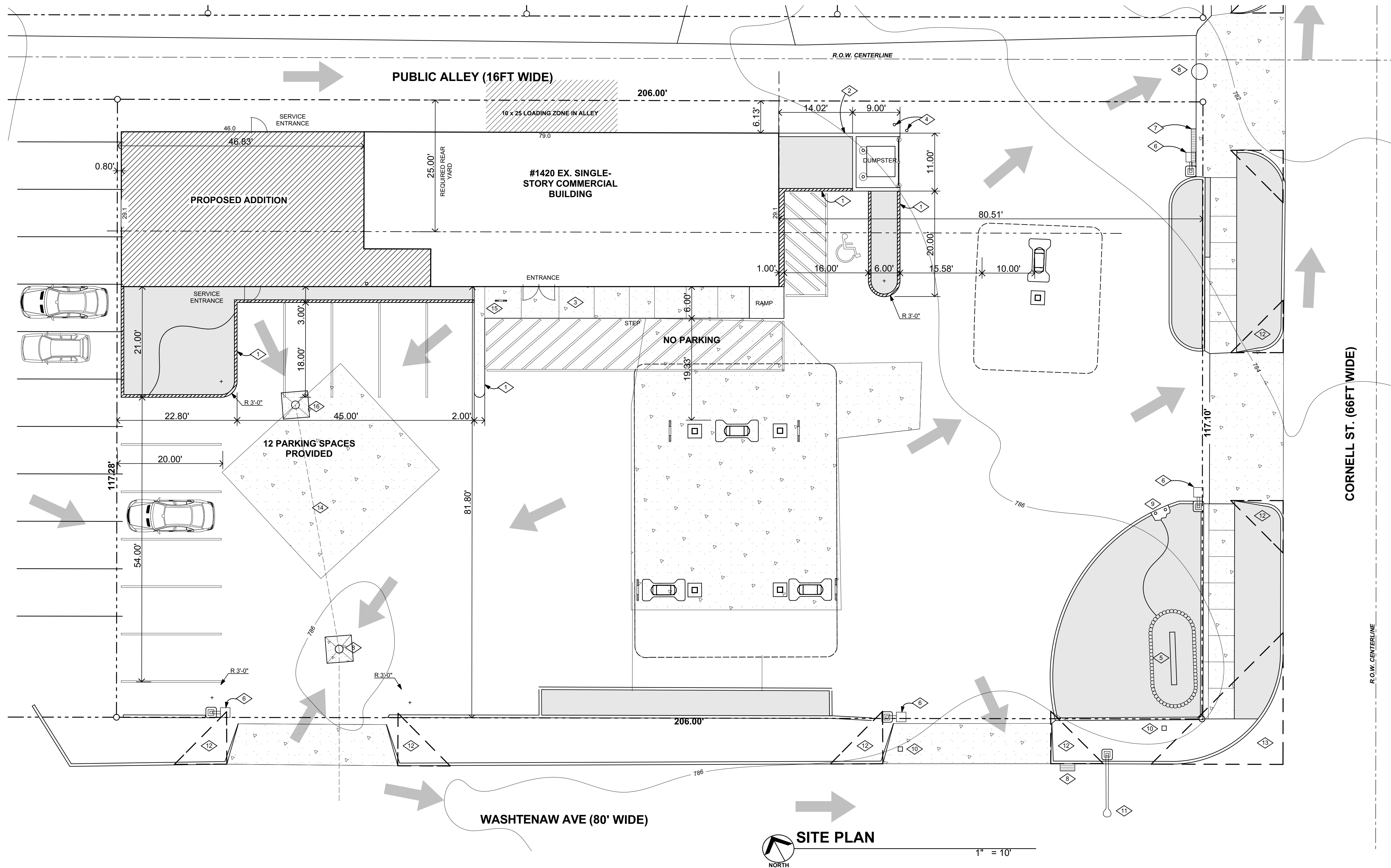
TITLE: **SITE PLAN**

JOB NO:  
**1515**



SHEET NO.

**2**



#### SITE PLAN NOTES

- 1 NEW CONCRETE CURB- PATCH EXISTING PAVEMENT AS NEEDED
- 2 PROPOSED DUMPSTER ENCLOSURE CONNECTS TO EX. BUILDING
- 3 PROPOSED CONCRETE SIDEWALK
- 4 (2) BOLLARDS TO PROTECT DUMPSTER ENCLOSURE FROM ALLEY TRAFFIC
- 5 EXISTING MONUMENT SIGN 6'-0" TALL x 10'-0" LONG WITH LANDSCAPE BLOCKS FORMING PLANTING BED
- 6 EXISTING LIGHT POLE, APPROX. 20'-0" TALL
- 7 EXISTING DRAIN
- 8 EXISTING MANHOLE
- 9 EXISTING BOLLARDS
- 10 EXISTING GAS
- 11 EX. STREET LIGHT
- 12 10FT VISIBILITY TRIANGLE REQUIRED AT DRIVEWAYS
- 13 25FT VISIBILITY TRIANGLE REQUIRED AT STREET INTERSECTIONS
- 14 EXISTING UNDERGROUND TANKS IN THIS AREA
- 15 BIKE LOOP
- 16 NEW DRAIN, CONNECTING TO EXISTING DRAIN LINE

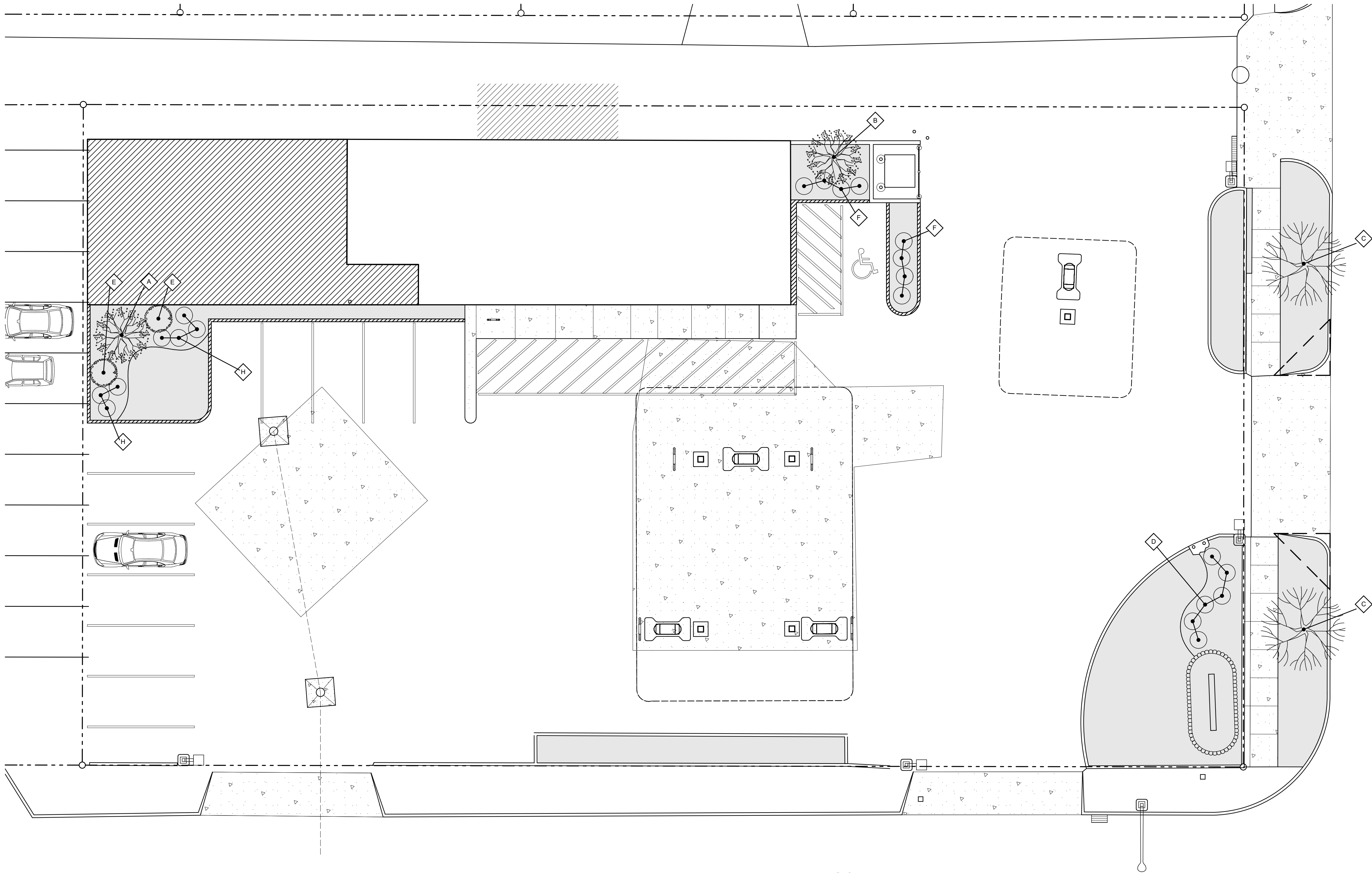
→ INDICATES FLOW OF STORM WATER

#### PARKING REQUIREMENTS WITH ADDITION

|                                                                                    |           |
|------------------------------------------------------------------------------------|-----------|
| 1 SPACE FOR EACH GAS STATION EMPLOYEE<br>2 EMPLOYEE MAX                            | 2         |
| 1 SPACE FOR EACH 250 SF OF RETAIL SPACE<br>3,635 SF GROSS RETAIL SPACE/ 250 = 14.5 | 15        |
| REDUCE 1/2 FOR EACH FILLING POSITION<br>8 FILLING POSITIONS/ 2 = 4                 | -4        |
| <b>TOTAL PARKING REQUIREMENT<br/>(12 SPACES PROVIDED)</b>                          | <b>13</b> |

PARKING IS PERMITTED IN SIDE YARD, SIDE STREET YARD, OR REAR YARD.

(1) 10X25 LOADING SPACE IS REQUIRED FOR BUILDINGS 2,000-4,999 SF



**LANDSCAPE PLAN**  
1" = 10'

| PLANTING SCHEDULE |                        |                                  |                     |          |          |
|-------------------|------------------------|----------------------------------|---------------------|----------|----------|
| ID                | COMMON NAME            | FORMAL NAME                      | LOCATION            | MIN SIZE | Quantity |
| A                 | SKYLINE HONEYLOCUST    | GLEDITSIA TRIACANTHOS "SKYCOLET" | NW PLANTING BED     | 2 1/2"   | 1        |
| B                 | ADIRONDACK CRAB APPLE  | MALUS "ADIRONDACK"               | NEAR DUMPSTER       | 2"       | 1        |
| C                 | GREENSPIRE LINDEN      | TILIA CORDATA "GREENSPIRE"       | STREET TREES        | 2 1/2"   | 2        |
| D                 | GREEN VELVET BOXWOOD   | BUXUS SEPEVIRENS "GREEN VELVET"  | SCREENING AT STREET | 18-24"   | 6        |
| E                 | HICKS YEW              | TAXUS X MEDIA "HICKSI"           | FOUNDATION PLANTING | 18-24"   | 2        |
| F                 | CREEPING JUNIPER       | JUNIPERIS HORIZONTALIS           | NEAR DUMPSTER       | 18-24"   | 8        |
| H                 | JAPANESE (PINK) SPIREA | SPIREA JAPONICA                  | FOUNDATION PLANTING | 18-24"   | 7        |

**LANDSCAPE REQUIREMENTS**

|                                                                                                                                                                                                       | REQUIRED            | PROVIDED            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| STREET TREES 122-704 WASHTENAW<br>1 TREE FOR EACH 30 LF<br>WASHTENAW 206.0 LF/ 30 = 6.9<br>TREES NOT PROVIDED ALONG<br>WASHTENAW BECAUSE THE R.O.W.<br>IS PAVED                                       | <b>7</b><br>TREES   | <b>0</b><br>TREES   |
| STREET TREES 122-704 CORNELL<br>CORNELL 117.10 LF/ 30 = 3.9                                                                                                                                           | <b>4</b><br>TREES   | <b>4</b><br>TREES   |
| BUILDING FOUNDATION LANDSCAPING 122-707<br>6 SHRUBS FOR EACH 30 LF<br>FRONT- 79FT/ 30 x 6 = 15.8 SHRUBS<br>RIGHT- 29FT/ 30 x 6 = 5.8 SHRUBS<br>TOTAL 21.6 SHRUBS<br>6 FT MIN PLANTING BED             | <b>22</b><br>SHRUBS | <b>17</b><br>SHRUBS |
| SITE LANDSCAPING 122-708<br>MIN 10% LANDSCAPE REQUIRED                                                                                                                                                | <b>10.0%</b>        | <b>8.8%</b>         |
| PARKING LOT LANDSCAPE 122-835 (11B)<br>1 TREE FOR EVERY 8 PARKING SPACES.<br>1.5 TREE REQUIRED FOR 12 SPACES                                                                                          | <b>2</b><br>TREE    | <b>2</b><br>TREE    |
| PARKING LOT PERIMETER LANDSCAPE 122-835 (11C)<br>SCREEN FENCE WALL OR LANDSCAPE<br>REQUIRED AT REAR YARD ABUTTING<br>RESIDENTIAL<br>SCREEN FENCE/ WALL OR LANDSCAPE<br>REQUIRED AT STREET 3-4 FT HIGH |                     | <b>6</b><br>SHRUBS  |

**LANDSCAPE NOTES**

1. NO EXISTING SHRUBS OR TREES EXIST. ALL PLANTINGS ARE NEW.  
2. NO IRRIGATION SYSTEM EXISTS. NO IRRIGATION SYSTEM IS PROPOSED

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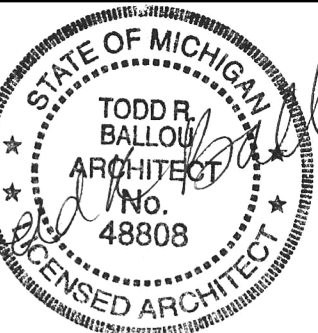
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www.focusdesign.us  
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PROJECT:  
**1420 WASHTENAW**  
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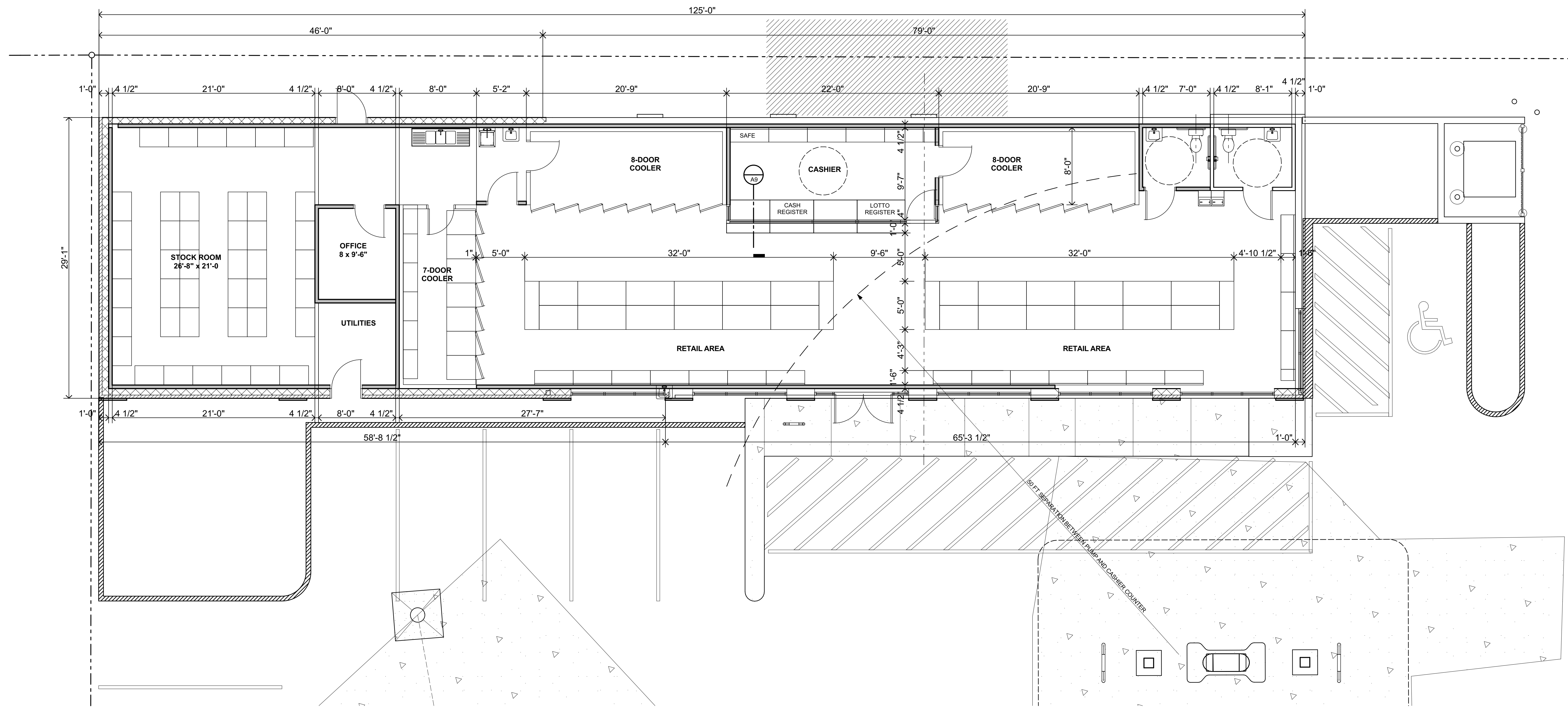
TITLE: **LANDSCAPE PLAN**

JOB NO:  
**1515**



SHEET NO.

**3**



1ST FLOOR PLAN

3/16" = 1'-0"

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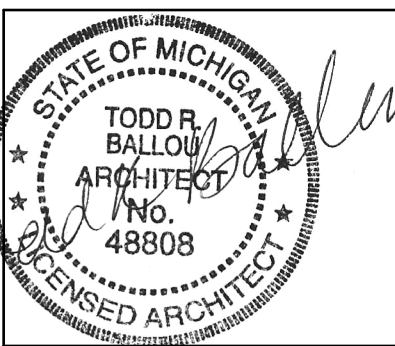
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www.focusdesign.us  
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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:  
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YPSILANTI, MI

TITLE: **FLOOR PLAN**

JOB NO:  
**1515**



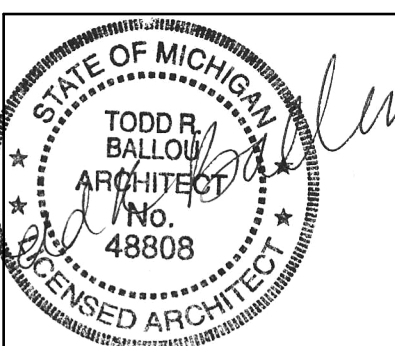
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**4**

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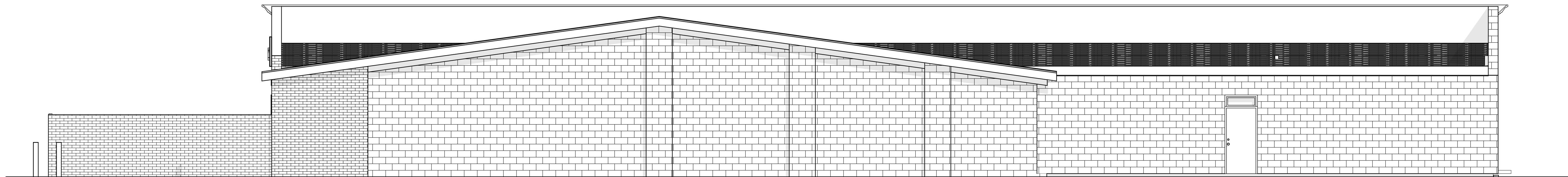
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**1420 WASHTENAW**  
1420 WASHTENAW AVE.  
YPSILANTI, MI

TITLE: **ELEVATIONS**

JOB NO:  
**1515**

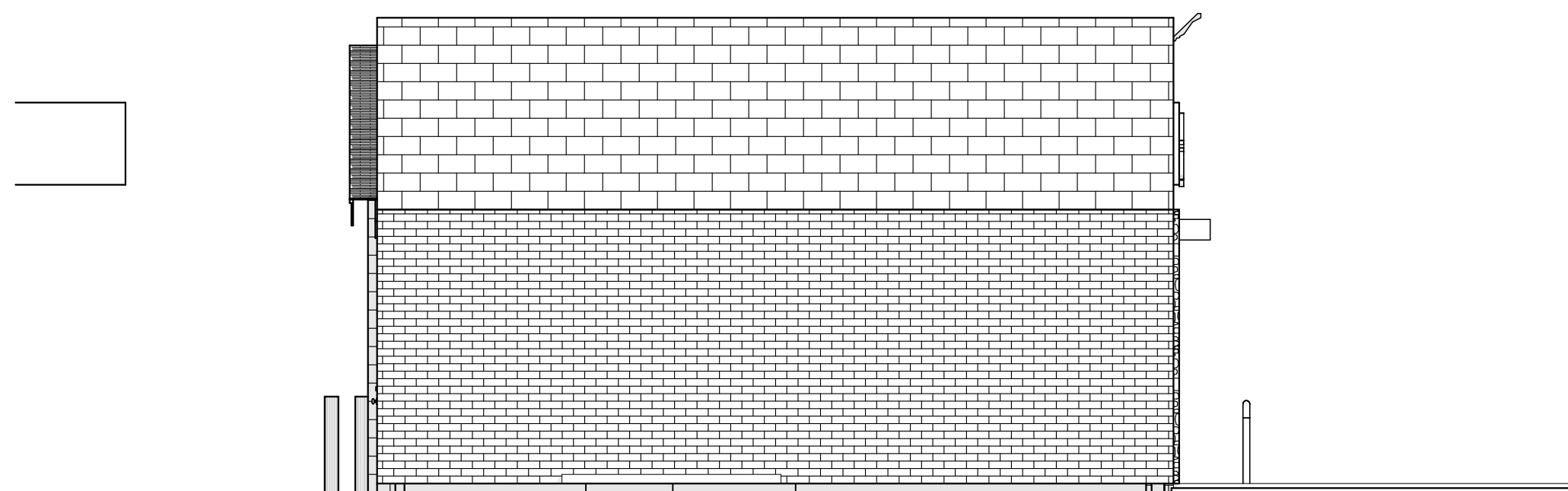


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**5**



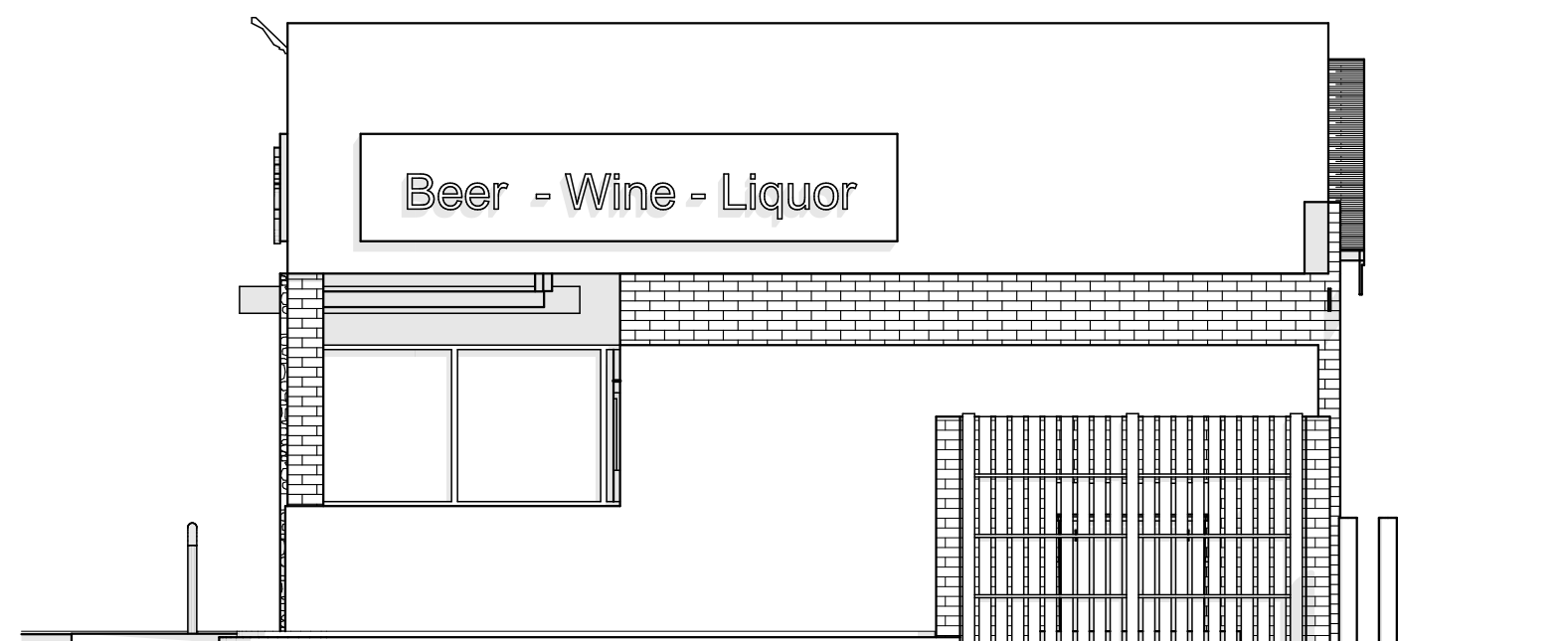
**3**  
**5** REAR ELEVATION

3/16" = 1'-0"



**2**  
**5** LEFT ELEVATION

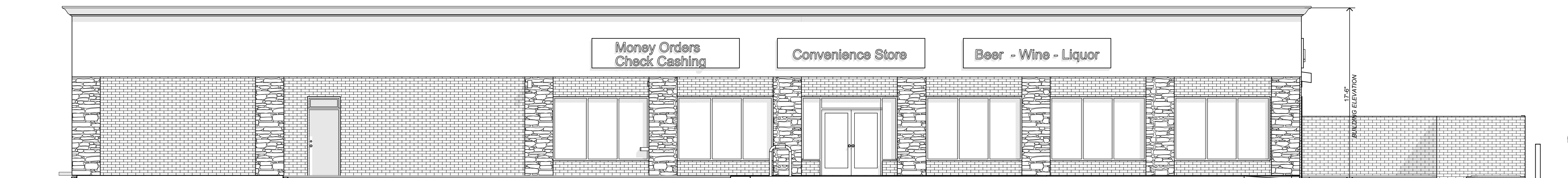
3/16" = 1'-0"



SIGNAGE IS LIMITED TO 3 SF PER LF OF BUILDING  
ELEVATION. THIS ELEVATION IS 29 LF, ALLOWING 87 SF  
OF SIGNAGE. (1) 3'-0" x 15'-0" SIGNS = 45 SF

**4**  
**5** RIGHT ELEVATION

3/16" = 1'-0"



SIGNAGE IS LIMITED TO 3 SF PER LF OF BUILDING  
ELEVATION. THIS ELEVATION IS 125 LF, ALLOWING 375  
SF OF SIGNAGE. (3) 3'-0" x 15'-0" SIGNS = 135SF

**1**  
**5** FRONT ELEVATION

3/16" = 1'-0"



**City of Ypsilanti  
Planning & Development Department**

One South Huron • Ypsilanti, MI 48197  
Phone: (734) 483-9646 • Fax: (734) 483-7260  
www.cityofypsilanti.com

**Non-refundable  
Planning Fee:**  
\$500

**Engineering Fee:**  
see attached information  
sheet to determine fee

Date: \_\_\_\_\_

**SITE PLAN REVIEW APPLICATION**

**Applicant\***

|                                                   |                    |                                     |
|---------------------------------------------------|--------------------|-------------------------------------|
| Name<br><i>Ali Wahab / 1420 Washtenaw Ave LLC</i> |                    |                                     |
| Address<br><i>1420 Washtenaw Ave</i>              |                    |                                     |
| City<br><i>Ypsilanti</i>                          | State<br><i>MI</i> | Zip<br><i>48197</i>                 |
| Phone / Fax<br><i>(734) 483-6141</i>              |                    | E-Mail<br><i>alhwahab@gmail.com</i> |

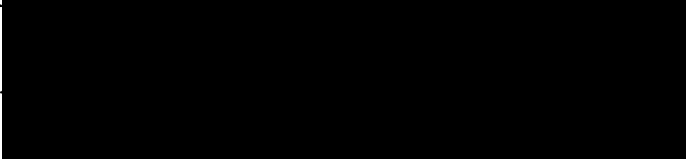
\*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

**Property**

|                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------|
| Name of project<br><i>1420 Washtenaw</i>                                                                            |
| Address<br><i>1420 Washtenaw</i>                                                                                    |
| List all parcel identification numbers included in development:<br><i>11-11-40-185-003</i>                          |
| Current use:<br><i>convenience store / gas station / auto repair</i>                                                |
| Proposed use:<br><i>convenience store / gas station</i>                                                             |
| Current Zoning:<br><i>NC / Neighborhood Corridor</i>                                                                |
| Legal description of property (may be attached)<br><i>North 70ft of Lot 405, Norris + Cross Addition (see dwns)</i> |

**Signature**

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

|                                                                                                |                           |
|------------------------------------------------------------------------------------------------|---------------------------|
| Signature:  | Date:<br><i>9/14/2015</i> |
| Print Name:                                                                                    |                           |

*3 full sized drawings req'd*

## Site Plan Required Information Checklist

Must be completed by site plan designer and submitted with site plan review application.

|                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The Planning and Development Department reserves the right to reject any incomplete submission.</b>                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Project-identifying information</b>                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Name of project                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                                                         | Brief description of project                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Location map showing major thoroughfares and site location (no scale necessary)                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Name, address and phone number of the site owner                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/>                                                                                                                                                                                                         | Name, address and phone number of the developer                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Name, address and phone number of the plan designer and their professional seal                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Existing conditions</b>                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                                                                                         | Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Property lines and dimensions, including lines and dimensions of all rights-of-way & easements                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                                                         | All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                                                                                                                                                                                         | Location of abutting streets, existing and proposed rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and all driveways within 100 feet of the site. The centerline of road rights-of-way shall be shown.                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                                                         | Use(s) of existing buildings                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                                                         | Existing landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                                                                                         | Dimensions of all structures and lot lines within 50 feet of the site                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                                                         | Existing zoning of the site and all adjacent properties                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Proposed conditions</b>                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Any changes to site dimensions, and completed <i>Lot Split/Combination Application</i>                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Any changes to zoning, and completed <i>Zoning Map Amendment or Text Amendment Application</i>                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Any variances requested, and completed <i>Variance Application</i>                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Any changes to rights-of-way or easements on the property                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | All structures and accessory structures, their uses and dimensions, and addition information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.                                                                                                                                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                                              | Building floor plans and architectural wall elevations.                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                                                         | Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                                                         | Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                                                         | Landscape plan in accordance with Article XI, division 5 of the Zoning Ordinance. Existing vegetation that is to be retained on the site shall be shown.                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                                                                                                                                                         | Direction and method of stormwater drainage, ground elevations of all existing buildings, site contours at 2 foot intervals, drives and parking lots, and any unusual surface conditions. Include the method of collection; the method and location of the connection to existing stormwater system; and first flush method and type of device that is proposed. Include written approval from the Washtenaw County Drain Commission and manufacturer's data. |
| <input type="checkbox"/>                                                                                                                                                                                                         | Indicate all areas of this site that are located within floodplains. ?                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                                                                                         | If phased construction is to be used, each phase must be noted and each phase must stand on its own.                                                                                                                                                                                                                                                                                                                                                          |
| <b>The City Planner or Planning Commission may require other data deemed necessary for adequate review of a project.</b>                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>The City Planner or Planning Commission may grant waivers of data requirements when specific data is deemed unnecessary in determining compliance of site plan with the regulations or standards of the Zoning Ordinance.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Site designer initials: TLB



## **Memo**

To: Planning Commission  
From: Bonnie Wessler, City Planner  
Date: 16 October 2015  
Subject: 50 Ecorse, Auto Sales Special Use Permit

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### **Background**

In May, staff discussed revocation of the Special Use Permit for Auto Sales at 50 Ecorse, due to continued noncompliance with the terms of said permit over the previous year. Just before the May Planning Commission, the property owner (Mr Garmo) expressed an intent to apply for an expanded special use permit for auto sales, based on the acquisition and demolition of the former restaurant on the adjoining lot to the south, 62 Ecorse. Staff recommended that the Planning Commission table the revocation to the June meeting, as the due date for applications is the same day as the meeting. The applicant did submit an application by that day, and Planning Commission tabled the revocation to July upon recommendation by staff. In July, in consultation with Mr Garmo, Planning Commission tabled the revocation to the October meeting.

### **Current Status**

As of the writing of this memo (10/16/2015), staff has not yet received an updated application.

### **Recommendation**

Staff recommends that Planning Commission deny the Site Plan and Special Use Permit application for 50-62 Ecorse dated 6/14/15; further, staff recommends that Planning Commission revoke the Special Use Permit issued in 2002 for Auto Sales at 50 Ecorse, as originally presented at the May 20th meeting and currently on the table.