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Village of Pinckney Planning Commission

220 S. Howell St

Pinckney, MI 48169

Mugg & Bopps - Automobile Service Station, C-Store, & Dunkin Donuts Drive-Thru

Dear Planning Commission,

The proposed project seeks to construct a new automobile service station located at the southeastern intersection of E Michigan 36 (M36) and Dexter-Pinckney Rd (D32) where the former Rite-Aid once operated. Per the requirements of the special land use application process, we offer you the following written statement for the general compliance of the proposed special land use application abiding by Section 152.242-152.243 of the Village Zoning Ordinance.

Section 152.242.D.

(1) Compliance with Comprehensive Plan:

(2) Compliance with Zoning District: In the Secondary Business District (SBD) "Restaurants, fast food" and "Vehicle Service Stations,..." are both listed as Special Land Uses per Section 152.182 of the Village Zoning Ordinance.

(3) Compatibility: The proposed development is a redevelopment of a currently vacant building which will revitalize this quadrant of the M36/Pinckney Road intersection.

(4) Infrastructure and services: The proposed project is a redevelopment of an existing developed site. The existing site already contains adequate road infrastructure and water and sewer facilities to support the proposed use.

(5) Traffic: As previously mentioned, this proposed project is a redevelopment of an existing developed site. The existing site already contains adequate road infrastructure and access to two public roads, one of which is an MDOT road and the other being a Livingston County Road Commission Road listed as a "County Primary" road. This particular use in this location, especially relative to the nearest interstate highway, will generally get 'pass-by' trips, meaning the people that visit this proposed facility are people that are already utilizing the road network and driving by the property. There will be some diverted vehicle trips generated. The convenience store component of this proposed use has similar general offerings compared to a Rite-Aid that already operated at this site. There is about a 2,000 sft reduction in the total square footage in this building.

(6) Environmental Performance: The proposed site does not generate any additional noise, vibration, smoke, fumes, odors, dust, or glare other than that would be expected during construction. The site will comply with any Livingston County Drain Commissioner requirements for this site for stormwater runoff. The traffic is served adequately with access to two (County and State) roads. Any light produced by the site will be in accordance with industry standards and will need to meet the Village Zoning Ordinance requirements.

- (7) **Natural Resources:** The proposed site will seek to preserve the primary natural feature of the site, being a wetland inhabiting the southern portion of the property. The use of retaining walls will contain the site improvements to minimize/avoid wetland disturbances to the maximum extent possible.
- (8) **Architecture:** Acknowledged. Architectural plans have been provided along with this Preliminary Site Plan submittal package for review by the Village.
- (9) **Compliance Required:** Acknowledged.

Section 152.243.H.

- (1) **Principal Uses:** The proposed use is a vehicle service station/gas station. No vehicle repair services or car wash services are proposed/offered at this facility.
- (2) **Prohibited Uses:** No vehicle sales or vehicle repair services are proposed for this location.
- (3) **Lot Area:** The lot area is 4.95 acres, which is substantially above this required minimum of 17,424 sft.
- (4) **Road frontage and access:** The subject lot has access to a County Primary Road and a State Road. The required 132 feet of frontage is met as the site contains approximately 350'+ of frontage on M36 and approximately 650'+ of frontage on Dexter-Pinckney Road.
- (5) **Driveway and parking:** Acknowledged. The proposed parking layout has been provided for review by the Village as part of the Preliminary Site Plan Review submittal package.
- (6) **Setbacks:** The Gas station C-Store and Drive Thru building is located 98' and 121' from the road right of ways of M36 and Pinckney Roads, respectively. Both of which larger than the 50' required. The setbacks to both right of ways is improving with the proposed development, as the western 23' of the existing building is proposed to be removed. The fuel canopy is setback 34.2' from the Pinckney Road right of way which is greater than the required 15' setback for all other structures.
- (7) **Enclosure and Screening:** A residential use is immediately adjacent at the northeast corner of the site. The landscape plan proposes a landscape buffer for screening. The proposed dumpster is proposed within an enclosure. The details of the enclosure have been provided with the Preliminary Site Plan package.
- (8) **Drainage and Storm water:** Acknowledged. There is existing storm infrastructure (catch basins and underground detention) in place to accommodate the existing sites development. The proposed development will utilize much of the existing storm infrastructure and thus no change and no impact to adjacent uses.
- (9) **Car Washes:** Not Applicable. A car wash is not proposed as part of this use.

Section 152.243.I.

- (1) Principal Uses:** The proposed use is a vehicle service station/gas station and will contain a drive-thru use.
- (2) Lot Area:** The lot area is 4.95 acres, which is substantially above this required minimum of 15,000 sft.
- (3) Road frontage and access:** The subject lot has access to a County Primary Road (Pinckney Road) and a State Road (M-36).
- (4) Setbacks:** The proposed drive thru is approximately 98' from the M-36 road right of way, which far exceeds the 15' setback requirement. The proposed drive thru is setback approximately 95' from an existing adjacent residential use to the west, which far exceeds the 50' setback requirement.
- (5) Enclosure and Screening:** A residential use is immediately adjacent at the northeast corner of the site. The landscape plan proposes a landscape buffer for screening. The proposed dumpster is proposed within an enclosure. The details of the enclosure have been provided with the Preliminary Site Plan package.
- (6) Fast Food Restaurants:** The drive thru lane crosses the rear parking drive aisle. This configuration is a proven configuration at various other Mugg and Bopps locations in the County. A mountable curb barrier is provided that delineates the drive thru lane from the parking drive aisle. This is a mountable curb and thus provides a means of bypass as required. Additionally as required, only one menu board is proposed on the premises.
- (7) Fast Food Restaurants, Open front restaurants and outdoor cafes:** Acknowledged. No outdoor speakers for the fast food use are proposed.
- (8) Serving Alcohol:** Acknowledged.

Feel free to contact us should you have any questions, or if you are in need of any additional information.

Sincerely,

BOSS ENGINEERING COMPANY



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