

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 15, 2016

**SUBJECT: Zoller Building Site Plan for City Council Approval
(3900 Research Park Drive)
File No. SP15-027**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Zoller Building Site Plan, subject to 1) a variance for the driveway width being granted by the Zoning Board of Appeals, 2) parcels being combined prior to issuance of Building permits, 3) providing two footing drain disconnects or equivalent prior to issuance of a certificate of occupancy, 4) subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved**, because, with the proposed conditions the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; comply with local, state and federal laws and regulations; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on the north side of Research Park Drive, east of South State Street, south of Interstate 94 (South Area, Malletts Creek Watershed).

DESCRIPTION OF PETITION

The petitioner seeks to construct a 44,525 square foot single-story research and sales office with a product display area and warehouse. The new building will contain 29,850 square feet of research and office, 13,500 square feet of warehouse and 1,175 square feet of garage area. Zoller designs and manufactures precision tools for measuring, presetting and balancing machines. This building is designed to be the North American headquarters of the company and will supply some limited small parts and will provide product training and display of Zoller equipment. No manufacturing or distribution will be conducted on the site. The existing parcels are vacant and must be combined prior to issuance of Building Permits.

The project site plan currently proposes 88 exterior vehicle parking spaces, with an additional 3 parking spaces located in a small attached garage. There will be 11 covered Class A bicycle parking spaces provided within the enclosed garage. A loading dock area and truck well for deliveries and pickups will be located at the rear of the building.

The project proposes a total of two curb cuts leading to Research Park Drive. Both curb cuts will be used to access the vehicle parking as well as the loading dock area. Variances (width and turning radius) are required in order to construct the requested driveways. The variances are supported by Engineering staff to help preserve landscaping as well as increase safe turning radius by large trucks.

There are no existing storm water treatment facilities on the site. The site is directly adjacent to Mallets Creek and is under the jurisdiction of the Washtenaw County Water Resources Commissions office. Based on the total of impervious surface on the site, the petitioner is required to provide first flush, bankfull and 100 year storm detention capacity. The storm water facility will be a series of bioretention swales designed as a full infiltration system with an overflow connection to the City storm sewer.

There are eight landmark trees located on the site, and all of these will be removed. The required site plan alternatives analysis indicated that in order to preserve the landmark trees and provide required storm water treatment systems, the size of the proposed building would need to be significantly reduced and this reduce the future building envelope, leaving little room for future expansion(planned) of the building. Thirty-nine additional trees will be planted as mitigation for the landmark tree removals. As mentioned previously, Mallets Creek runs long the southern boundary of the site. There will be no disturbance to the flood way of the creek and a required 25 natural features protection buffer is proposed along the creek edge. There are no other natural features on the site.

A new 5 foot wide public sidewalk will be installed along Research Park Drive.

As required by the Citizen Participation Ordinance, the petitioner mailed out postcard notification. There were no comments submitted by the public in response to the mailing. Staff has not received any feedback from the public in regards to this petition.

The estimated cost of construction will be approximately \$5.0 million.

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		ORL (Office/Research/Limited Industrial District)	ORL (Office/Research/Limited Industrial District)	ORL (Office/Research/Limited Industrial District)
Gross Lot Area		233,917 sq ft	233,917 sq ft	60,000 sq ft MIN
Floor Area in % of Lot Area		N/A	19% (44,525 sf)	75% MAX
Setbacks	Front	N/A	50 ft	25 ft MIN, 50 ft MAX
	Side(s)	N/A	N/A	0 ft MIN
	Rear	N/A	200+ ft	0 ft MIN
Height		N/A	32 ft 6 inches	None

Parking - Automobiles	N/A	88 spaces - exterior 3 spaces - interior	82 spaces MIN
Parking – Bicycle	N/A	11 Class A (enclosed)	3 Class A MIN 1 Class B MIN 7 Class C MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Research	RE (Research District)
EAST	Research/Office	RE (Research District)
SOUTH	Vacant	ORL (Office/Research/Limited Industrial District)
WEST	Research/Office	RE (Research District)

HISTORY

This site is part of the original Research Park plat annexed from Pittsfield Township and approved in 1961. This site was rezoned from RE (Research District) to ORL (Office/Research/Limited Industrial District) in August 2014. An Area Plan was also submitted at that time for an indoor recreation facility; however a site plan for construction of that facility was never submitted.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as part of the South Area and recommends research uses. This site was included in the South State Street Corridor Plan and recommended for office, research and limited industrial uses in the future and ORL zoning (Area 3 recommendations). The Plan also recommends enhanced non-motorized access to buildings.

The Non-Motorized Plan recommends sidewalks along Research Park Drive.

The Transportation Plan Short-term Recommendations propose intersection improvements at State and Ellsworth intersection along with a traffic corridor study on Ellsworth from State Street to Platt Road; a roundabout at this intersection is currently under construction. The Mid-term Recommendations propose a traffic corridor study along South State Street between Eisenhower and Ellsworth Blvd. The Long-term Recommendations propose intersection improvements north and south of I-94.

STAFF COMMENTS

Systems Planning (Engineering) – Adequate utilities exist to serve the site. Two footing drain disconnects or equivalent will be required. Capacity constraints during wet weather events have been identified in the trunkline sanitary sewers downstream from this development. Therefore, in accordance with the Development Sewage Flow Offset Mitigation Program, the flow mitigation must be performed within the appropriate Developer Offset Mitigation Zone as

approved by City Council in June 2015. Please note that this requirement will also be included as a condition of the plan approval.

Planning – The site plan and proposed construction of a new building will be a significant upgrade to the vacant site and the research park area. The exterior design of the new building is consistent with the existing buildings in the research park neighborhood. The construction of a new building with a significant investment and intensification of research/office use is consistent with intent of the Master Plan: Land Use Element and South State Street Corridor Plan. The addition of the sidewalk along Research Park drive and connection to the front door is consistent with Master Plan and Non-Motorized Plan.

Washtenaw County Water Resources Commission - The storm water management system is under the jurisdiction of the Washtenaw County Water Resources Commissioner's office. Preliminary plan approval is needed before the site plan is considered by City Council.

Traffic – A revised transportation impact analysis shall be submitted. This information shall be submitted and approved before the plan proceeds to City Council.

Prepared by Matt Kowalski
Reviewed by Ben Carlisle

Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations

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Systems Planning
File No. SP15-047