

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 21, 2010

SUBJECT: AT&T Optical Amplification Hut Site Plan for Planning Commission Approval; 3845 Varsity Drive (Project No. SP10-024)

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the AT&T Optical Amplification Hut Site Plan for Planning Commission Approval, subject to approval by the Washtenaw County Water Resources Commissioner.

STAFF RECOMMENDATION

Staff recommends that the petition be **approved** subject to approval by the Washtenaw County Water Resources Commissioner and satisfactorily addressing outstanding staff comments. With approval by the WCWRC and resolution of outstanding staff comments, the contemplated development would comply with all applicable state, location and federal laws, ordinances, standards and regulations; no natural features would be disturbed; and the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on the east side of Varsity Drive near the intersection of Varsity Drive and Phoenix Drive in the Ann Arbor Commerce Park (South Area, Malletts Creek watershed).

DESCRIPTION OF PETITION

The petitioner requests approval to construct a 325-square foot accessory building on a site that has no approved site plan on file. The 4.1-acre site is zoned M1 Limited Industrial District and currently contains a 28,000-square foot office and warehouse facility and 77 vehicular parking spaces.

The small accessory building is proposed just above the northwest corner of the parking lot and will contain equipment to enhance existing telecommunication service provided by AT&T. In addition to the accessory building, several new landscape islands will be added to the existing parking lot, a new solid waste enclosure is proposed in the southeast corner of the parking lot, bicycle parking is proposed inside the warehouse portion of the building, and on-site storm water management will be provided to supplement the regional detention pond serving all of Ann Arbor Commerce Park including the subject site. With the addition of new landscape islands, the number of parking spaces will be reduced to 70.

Usually a 325-square foot accessory building can be approved through the administrative amendment process when there is an approved site plan on file. However, although there is an approved plat on file for Ann Arbor Industrial Park (now called Ann Arbor Commerce Park), there is no site plan on file for the existing development at 3845 Varsity Drive. In the 1960's and early 1970's, when the existing development was originally constructed, site plans were not required for development on platted lots. Typical planning issues, such as floor area ratio,

setbacks, and parking requirements, were reviewed as part of the building permit application process.

The regional detention pond for Ann Arbor Commerce Park, located east of the subject site, was designed to accommodate a certain amount of development for each lot in the subdivision. The existing development on the subject site slightly exceeds the anticipated amount of impervious surface. Also, the regional detention pond does not provide for storm water quality management in accordance with current standards. A storm water pond is proposed on the north side of the subject site to handle storm water quality management and the difference in quantity between the existing development and the capacity of the regional pond. Because of the regional pond, and the fact that both the regional pond and the proposed on-site pond, will outlet directly to a County drain, the Washtenaw County Water Resources Commissioner has claimed jurisdiction of the site for storm water management purposes. As of September 15, 2010, the WCWRC's office has not approved the design details of the proposed on-site pond.

COMPARISION CHART

		EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning		M1 Limited Industrial	M1 Limited Industrial	M1 Limited Industrial
Gross Lot Area		180,915 sq ft (4.15 acres)	180,915 sq ft (4.15 acres)	13,000 sq ft MIN
Lot Width		448.99 ft	448.99 ft	100 ft MIN
Floor Area as % of Lot Area		15% (27,362 sq ft)	15% (27,687 sq ft)	60% MAX (108,549 sq ft MAX)
Gross Land Coverage of Structure		15% (27,362 sq ft)	15% (27,687 sq ft)	40% MAX (72,366 sq ft MAX)
Set-backs	Front	133 ft	46 ft	40 ft MIN
	Side	70 ft (south side) 245 ft (north side)	70 ft (south side) 140 ft (north side)	25 ft MIN
	Rear	62 ft	62 ft	None
Height		18 ft (office/warehouse)	18 ft (office/warehouse) 10 ft (amplification hut)	35 ft / 3 stories MAX
Vehicle Parking		77 spaces	70 spaces	34 spaces MIN, 42 spaces MAX
Bicycle Parking		None	4 Class A spaces	1 A MIN, 1 B MIN, 2 C MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant Land	M1 Limited Industrial
EAST	Regional Storm Water Management Pond	M1
SOUTH	Office/Light Industrial	M1
WEST	Office/Light Industrial	M1

HISTORY

This site covers Lots 10, 11, and 12 of the Ann Arbor Industrial Park plat, approved and recorded in 1968.

PLANNING BACKGROUND

The Master Plan – Future Land Use Element (2009) recommends research and industrial uses for this site and the surrounding area in all directions except to the northeast. Multiple-family residential uses are recommended to the northeast.

SERVICE UNIT COMMENTS

Land Development – The critical root zones for two landmark trees, an 18-inch Spruce just southwest of the site and a 36-inch Silver Maple northeast of the building, must be shown on the plan along with tree protection fencing where the grading limits intersect. Proposed fill for landscape berms and cuts for the on-site storm water pond must be pulled back at least 10 feet from these trees. *Planning staff note: revised plans were provided on September 15, 2010 to address these comments. Land development staff was not available at the time to review the revised plans but it appears to planning staff that all outstanding issues have been addressed on the revised plans. Confirmation will be provided as soon as it is available.*

Storm Water and Floodplain Program – The elevation of the 100-year floodplain (in addition to the boundary which is already shown) must be shown on the plans. Also, the future flood boundaries anticipated to be adopted within the year should be shown on the plans. *Planning staff note: revised plans were provided on September 15, 2010 to address these comments. The storm water and floodplain program coordinator was not able to review the revised plans prior to printing this staff report but it appears to planning staff that the current floodplain elevations and future boundaries are shown correctly on the plans. Confirmation will be provided as soon as it is available.*

Washtenaw County Water Resources Commissioner – Preliminary approval is pending. Preliminary approval by the Water Resources Commissioner's Office is required, per Chapter 63, Section 5:654(1), prior to site plan approval. *Planning staff note: the general plan for on-site storm water management has been agreed to by both staff from the Water Resources Commissioner's office and the petitioner but design details and calculations are still being reviewed and revised. There should be no further layout changes to the proposed site plan.*

Solid Waste/Recycling – Dimensions for the proposed solid waste and recycling enclosure must be provided on the plan. *Planning staff note: revised plans were provided on September 15, 2010 to address these comments. Solid Waste/Recycling was not able to review the revised plans prior to printing this staff report but it appears to planning staff that the provided dimensions indicate an acceptable enclosure. Confirmation will be provided as soon as it is available.*

Planning – Because the requested development, a small accessory building, is relatively minor and because the outstanding issues are all well defined, easily addressed and will not affect the proposed site plan layout, staff recommend conditional approval of the petition. This is a more efficient use of staff and Planning Commission time rather than postponing the petition which would require a second staff report to be prepared as well as a continued public hearing and Commission discussion and action.

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
7/1/10

Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan with Landscaping

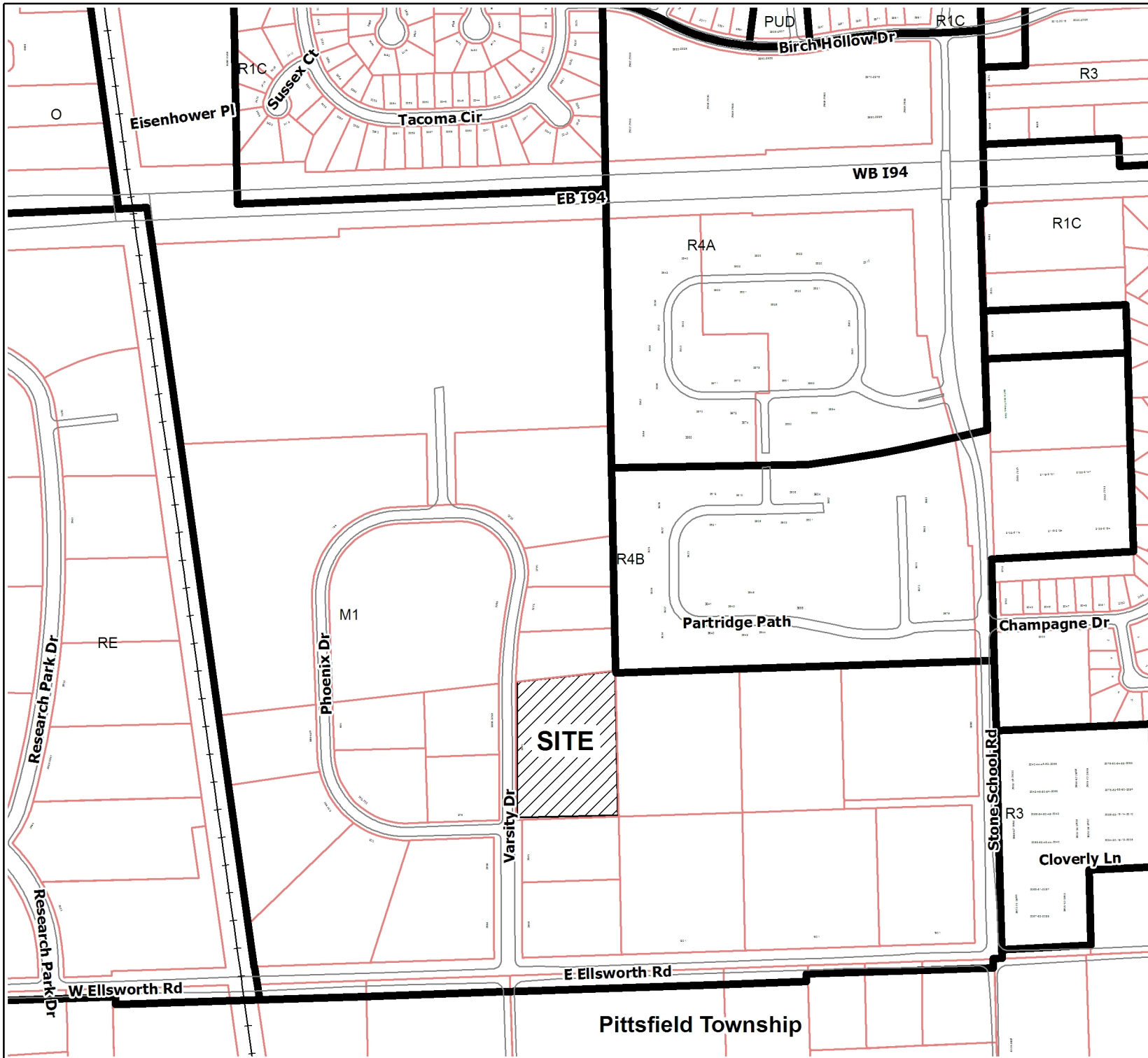
c: Owner: AT&T Corporate Real Estate
Attn: Marian Jaskula
1365 Cass Avenue, Room 1218
Detroit, MI 48226

Petitioner: TENG & Associates, Inc.
Attn: Theresa Cisco
27777 Franklin, Suite 1680
Southfield, MI 48334

City Attorney
Systems Planning
File No. SP10-024

Parcel and Zoning Map:

3845 Varsity Drive AT&T Optical Amplification Hut Site Plan for Planning Commission Approval



Pittsfield Township



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2009 Aerial Photo:

**3845 Varsity Drive
AT&T Optical
Amplification
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Approval**



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