

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

c: Petitioner: Tim Walther
The Mannik & Smith Group, Inc.
2365 Haggerty Road
Canton, MI 48188

Owner: Alex Zoller
Zoller Properties, LLC
3753 Plaza Drive
Ann Arbor, MI 48108

Systems Planning
File No. SP15-047

Zoning District	Maximum Usable Floor Area in Percentage of Lot Area	Front ¹⁾			Rear		Maximum Height		Minimum Gross Lot Size	
		Minimum	Maximum	Side	In Feet		In Stories		Area in Sq. Ft.	Width in Feet
S-42A	75%	25	50 ²⁾	None, except 30 feet where abutting residentially	None, except 30 feet where abutting residentially	None, unless the parcel abuts residentially zoned land, in which case the following limitations shall apply:				
GR1									60,000	150

PROPOSED BUILDING FLOOR AREA
 OFFICE = 29,850 SF
 WAREHOUSE = 13,500 SF
 GARAGE = 1,175 SF
 TOTAL BLDG = 44,525 SF

TOTAL NET LOT AREA = 233,917 SF
 LOT WIDTH AT SOUTH PROPERTY LINE = 630'

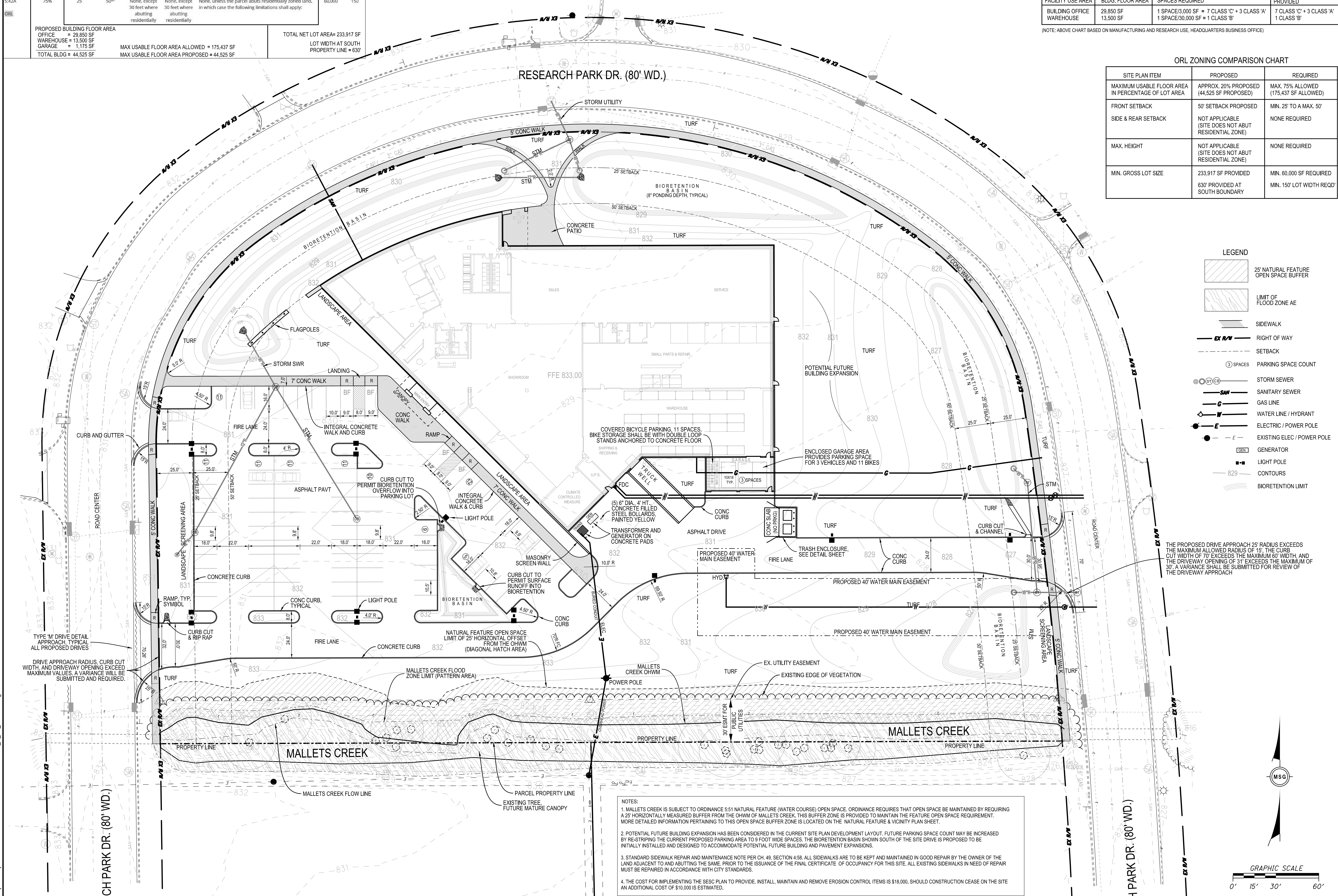
MAX USABLE FLOOR AREA ALLOWED = 175,437 SF
 MAX USABLE FLOOR AREA PROPOSED = 44,525 SF

VEHICULAR PARKING REQUIREMENTS			
FACILITY USE AREA	BLDG. FLOOR AREA	SPACES REQUIRED	SPACES PROVIDED
BUILDING OFFICE	29,850 SF	1 SPACE/400 SF = 75	82
WAREHOUSE	13,500 SF	1 SPACE/2000 SF = 7	9

BICYCLE PARKING REQUIREMENTS			
FACILITY USE AREA	BLDG. FLOOR AREA	SPACES REQUIRED	SPACES PROVIDED
BUILDING OFFICE	29,850 SF	1 SPACE/3,000 SF = 7 CLASS 'C' + 3 CLASS 'A'	7 CLASS 'C' + 3 CLASS 'A'
WAREHOUSE	13,500 SF	1 SPACE/30,000 SF = 1 CLASS 'B'	1 CLASS 'B'

(NOTE: ABOVE CHART BASED ON MANUFACTURING AND RESEARCH USE, HEADQUARTERS BUSINESS OFFICE)

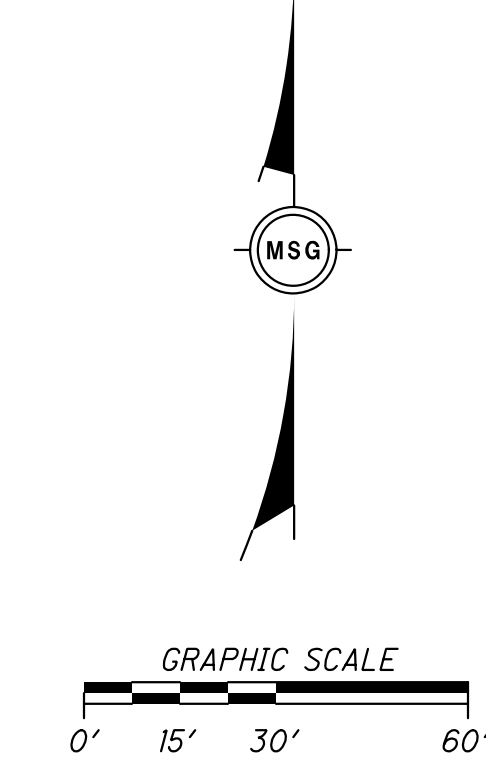
ORL ZONING COMPARISON CHART		
SITE PLAN ITEM	PROPOSED	REQUIRED
MAXIMUM USABLE FLOOR AREA IN PERCENTAGE OF LOT AREA	APPROX. 20% PROPOSED (44,525 SF PROPOSED)	MAX. 75% ALLOWED (175,437 SF ALLOWED)
FRONT SETBACK	50' SETBACK PROPOSED	MIN. 25' TO A MAX. 50'
SIDE & REAR SETBACK	NOT APPLICABLE (SITE DOES NOT ABUT RESIDENTIAL ZONE)	NONE REQUIRED
MAX. HEIGHT	NOT APPLICABLE (SITE DOES NOT ABUT RESIDENTIAL ZONE)	NONE REQUIRED
MIN. GROSS LOT SIZE	233,917 SF PROVIDED AT SOUTH BOUNDARY	MIN. 60,000 SF REQUIRED 630' PROVIDED AT SOUTH BOUNDARY MIN. 150' LOT WIDTH REQ'D



- LEGEND**
- 25' NATURAL FEATURE OPEN SPACE BUFFER
 - LIMIT OF FLOOD ZONE AE
 - SIDEWALK
 - RIGHT OF WAY
 - SETBACK
 - SPACES PARKING SPACE COUNT
 - STORM SEWER
 - SANITARY SEWER
 - GAS LINE
 - WATER LINE / HYDRANT
 - ELECTRIC / POWER POLE
 - GENERATOR
 - LIGHT POLE
 - CONTOURS
 - BIORETENTION LIMIT

THE PROPOSED DRIVE APPROACH 25' RADIUS EXCEEDS THE MAXIMUM ALLOWED RADIUS OF 15'. THE CURB CUT WIDTH OF 70' EXCEEDS THE MAXIMUM 60' WIDTH, AND THE DRIVEWAY OPENING OF 31' EXCEEDS THE MAXIMUM OF 30'. A VARIANCE SHALL BE SUBMITTED FOR REVIEW OF THE DRIVEWAY APPROACH.

- NOTES:**
- MALLETS CREEK IS SUBJECT TO ORDINANCE 5-51 NATURAL FEATURE (WATER COURSE) OPEN SPACE. ORDINANCE REQUIRES THAT OPEN SPACE BE MAINTAINED BY REQUIRING A 25' HORIZONTALLY MEASURED BUFFER FROM THE OHWM OF MALLETS CREEK. THIS BUFFER ZONE IS PROVIDED TO MAINTAIN THE FEATURE OPEN SPACE REQUIREMENT. MORE DETAILED INFORMATION PERTAINING TO THIS OPEN SPACE BUFFER ZONE IS LOCATED ON THE NATURAL FEATURE & VICINITY PLAN SHEET.
 - POTENTIAL FUTURE BUILDING EXPANSION HAS BEEN CONSIDERED IN THE CURRENT SITE PLAN DEVELOPMENT LAYOUT. FUTURE PARKING SPACE COUNT MAY BE INCREASED BY RE-STRIPING THE CURRENT PROPOSED PARKING AREA TO 9 FOOT WIDE SPACES. THE BIORETENTION BASIN SHOWN SOUTH OF THE SITE DRIVE IS PROPOSED TO BE INITIALLY INSTALLED AND DESIGNED TO ACCOMMODATE POTENTIAL FUTURE BUILDING AND PAVEMENT EXPANSIONS.
 - STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE PER CH. 49, SECTION 4-58. ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
 - THE COST FOR IMPLEMENTING THE SESS PLAN TO PROVIDE, INSTALL, MAINTAIN AND REMOVE EROSION CONTROL ITEMS IS \$18,000. SHOULD CONSTRUCTION CEASE ON THE SITE AN ADDITIONAL COST OF \$10,000 IS ESTIMATED.



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NO.	DATE	BY	DESCRIPTION
1	10/22/2015	TEW	PRE-SUBMITTAL MEETING
2	11/17/2015	TEW	SITE PLAN APPROVAL
3	11/17/2015	TEW	SITE PLAN APPROVAL REVIEW COMMENTS
4	01/21/2016	TEW	SITE PLAN APPROVAL REVIEW COMMENTS
5	02/16/2016	TEW	SITE PLAN APPROVAL REVIEW COMMENTS

2385 HAGGERTY ROAD SOUTH CANTON, MI 48188 TEL: 734-387-3100 FAX: 734-387-3151	PROJECT NO.: 09.04.2015 G1350005	PROJECT NAME: HWI/JSBPC	CHECKED BY: TEW
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TECHNICAL SKILL:
CREATIVE SPIRIT.

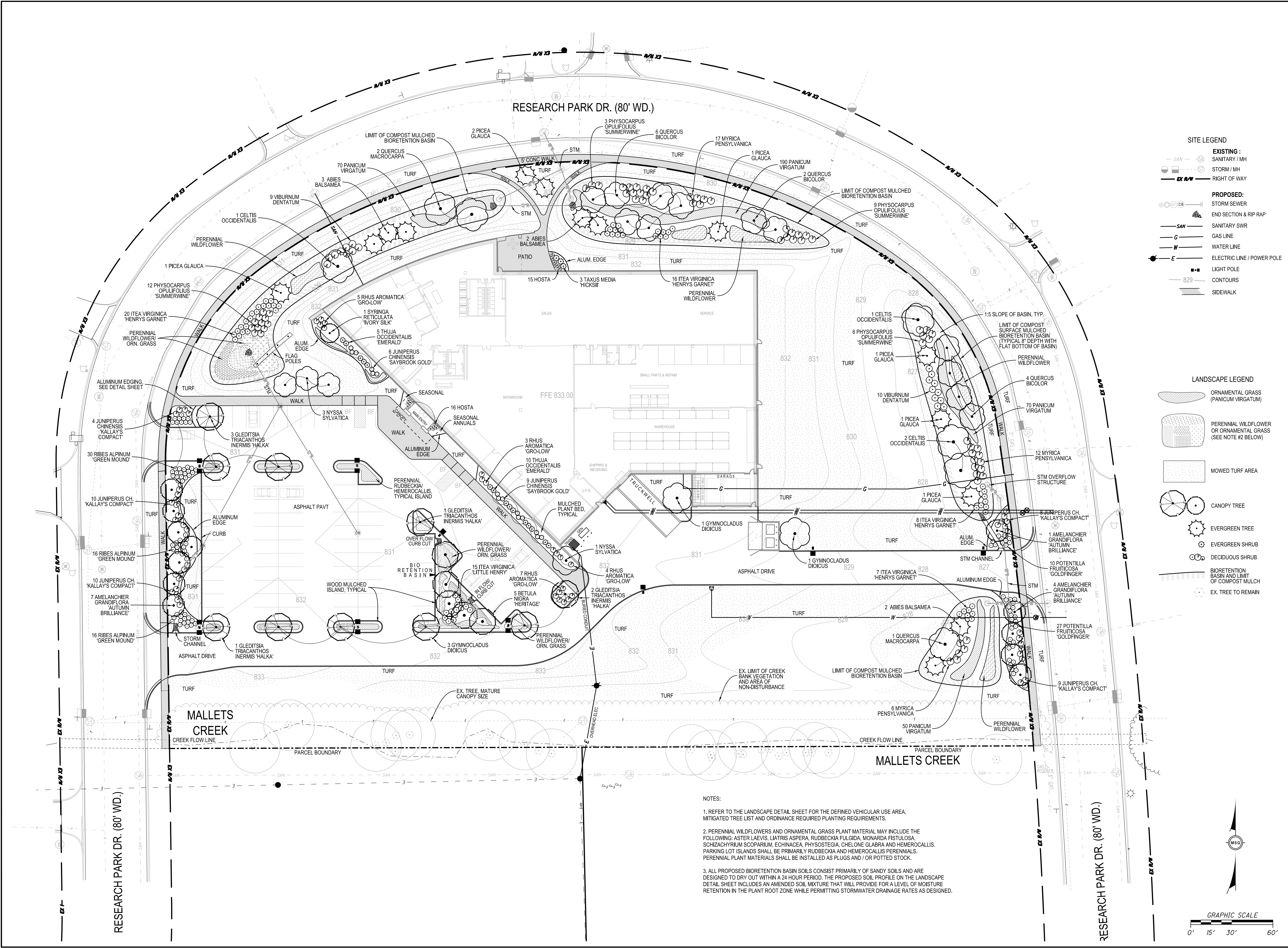
www.MannikSmithGroup.com

PREPARED FOR:
ZOLLER PROPERTIES, LLC
3753 PLAZA DRIVE
ANN ARBOR, MI 48108

ZOLLER BUILDING (VACANT)
RESEARCH PARK DRIVE
ANN ARBOR, MICHIGAN

SITE PAVING AND LAYOUT PLAN
C4.0 / 20

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SITE LEGEND

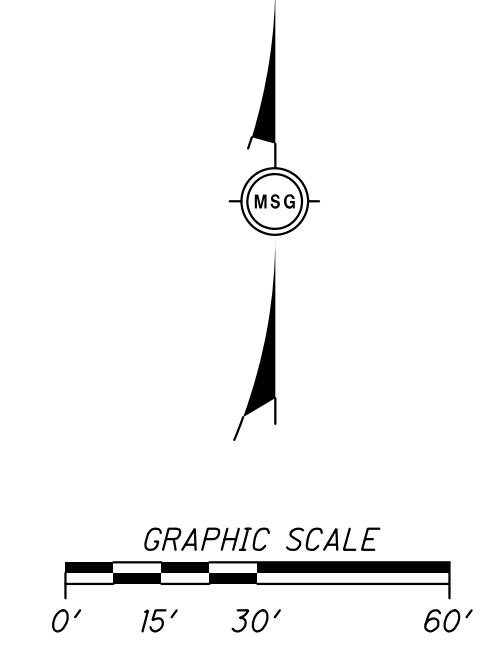
— SAN —	EXISTING : SANITARY / MH
— G —	STORM / MH
— W —	RIGHT OF WAY
— E —	PROPOSED: STORM SEWER
— SAN —	END SECTION & RIP RAP
— G —	SANITARY SWR
— W —	GAS LINE
— E —	WATER LINE
— E —	ELECTRIC LINE / POWER POLE
—	LIGHT POLE
— 829 —	CONTOURS
—	SIDEWALK

LANDSCAPE LEGEND

	ORNAMENTAL GRASS (PANICUM VIRGATUM)
	PERENNIAL WILDFLOWER OR ORNAMENTAL GRASS (SEE NOTE #2 BELOW)
	MOWED TURF AREA
	CANOPY TREE
	EVERGREEN TREE
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	BIORETENTION BASIN AND LIMIT OF COMPOST MULCH
	EX. TREE TO REMAIN

NOTES:

- REFER TO THE LANDSCAPE DETAIL SHEET FOR THE DEFINED VEHICULAR USE AREA, MITIGATED TREE LIST AND ORDINANCE REQUIRED PLANTING REQUIREMENTS.
- PERENNIAL WILDFLOWERS AND ORNAMENTAL GRASS PLANT MATERIAL MAY INCLUDE THE FOLLOWING: ASTER LAEVIS, LIATRIS ASPERA, RUDBECKIA FULGIDA, MONARDA FISTULOSA, SCHIZACHYRIUM SCOPARIUM, ECHINACEA, PHYSOSTEGIA, CHELONE GLABRA AND HEMEROCALLIS. PARKING LOT ISLANDS SHALL BE PRIMARILY RUDBECKIA AND HEMEROCALLIS PERENNIALS. PERENNIAL PLANT MATERIALS SHALL BE INSTALLED AS PLUGS AND / OR POTTED STOCK.
- ALL PROPOSED BIORETENTION BASIN SOILS CONSIST PRIMARILY OF SANDY SOILS AND ARE DESIGNED TO DRY OUT WITHIN A 24 HOUR PERIOD. THE PROPOSED SOIL PROFILE ON THE LANDSCAPE DETAIL SHEET INCLUDES AN AMENDED SOIL MIXTURE THAT WILL PROVIDE FOR A LEVEL OF MOISTURE RETENTION IN THE PLANT ROOT ZONE WHILE PERMITTING STORMWATER DRAINAGE RATES AS DESIGNED.



NO.	DATE	DESCRIPTION	BY
1	10/22/15	PRELIMINARY MEETING	TEW
2	11/17/15	REVISED	TEW
3	11/17/15	SITE PLAN APPROVAL	TEW
4	01/12/16	SITE PLAN APPROVAL REVIEW COMMENTS	TEW
5	02/16/16	SITE PLAN APPROVAL REVIEW COMMENTS	TEW

2385 HAGERTRY ROAD SOUTH
 CANTON, MI 48106
 TEL: 734-387-3100
 FAX: 734-387-3151

PROJECT DATE: 09.04.2015
 PROJECT NO.: G1350005
 DRAWN BY: HMW/JSBPC
 CHECKED BY: TEW

TECHNICAL SKILL:
 CREATIVE SPIRIT.

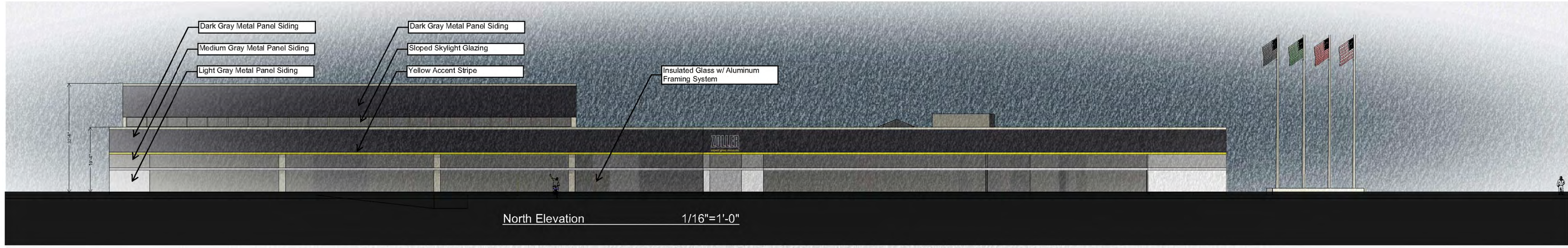
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PREPARED FOR:
ZOLLER PROPERTIES, LLC

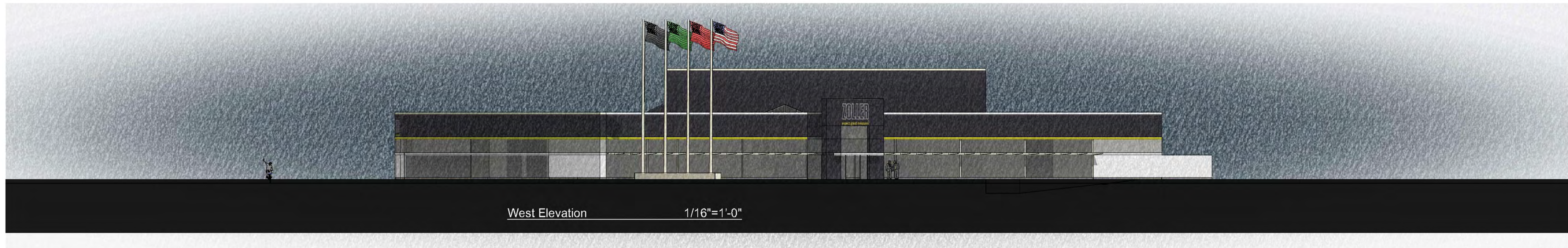
**ZOLLER BUILDING
 (VACANT)
 RESEARCH PARK DRIVE
 ANN ARBOR, MICHIGAN**

LANDSCAPE PLAN

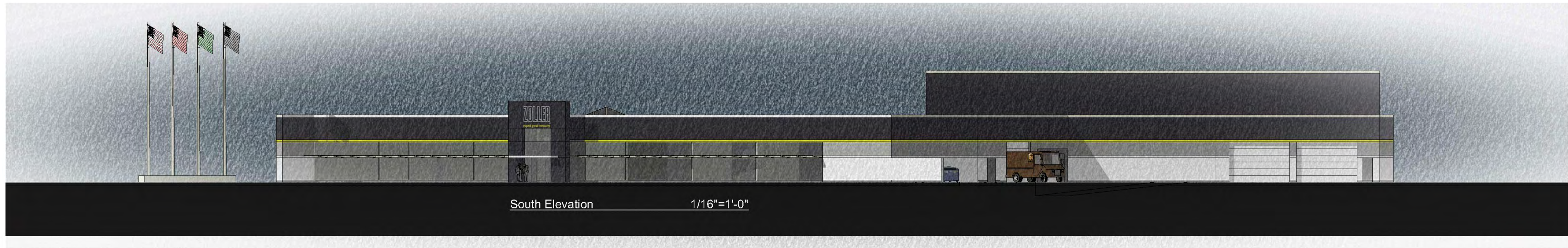
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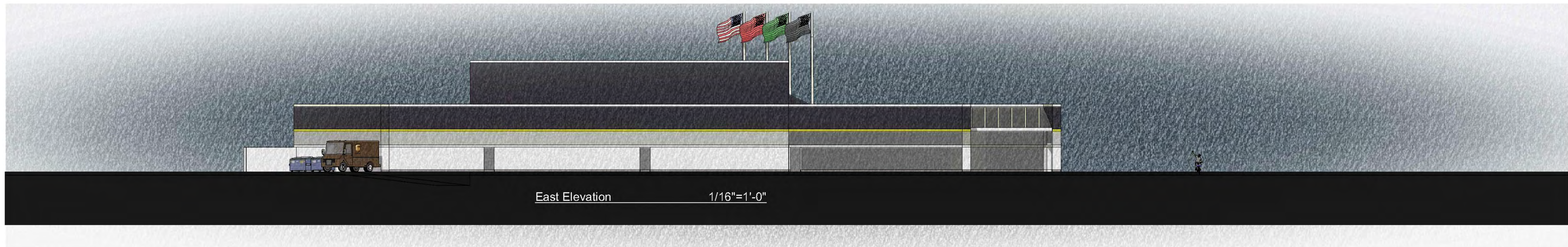
North Elevation 1/16"=1'-0"



West Elevation 1/16"=1'-0"



South Elevation 1/16"=1'-0"



East Elevation 1/16"=1'-0"

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1	10/22/2015	TEW	PRELIMINARY MEETING
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3	11/17/2015	TEW	SITE PLAN APPROVAL
4	01/21/2016	TEW	SITE PLAN APPROVAL/REVIEW COMMENTS
5	02/18/2016	TEW	SITE PLAN APPROVAL/REVIEW COMMENTS

2385 Haggerty Road South
 Canton, MI 48188
 TEL: 734-387-3100
 FAX: 734-387-3101
 PROJECT DATE: 09.04.2015
 PROJECT NO.: G1350005
 DRAWN BY: HMW/JSBPC
 CHECKED BY: TEW

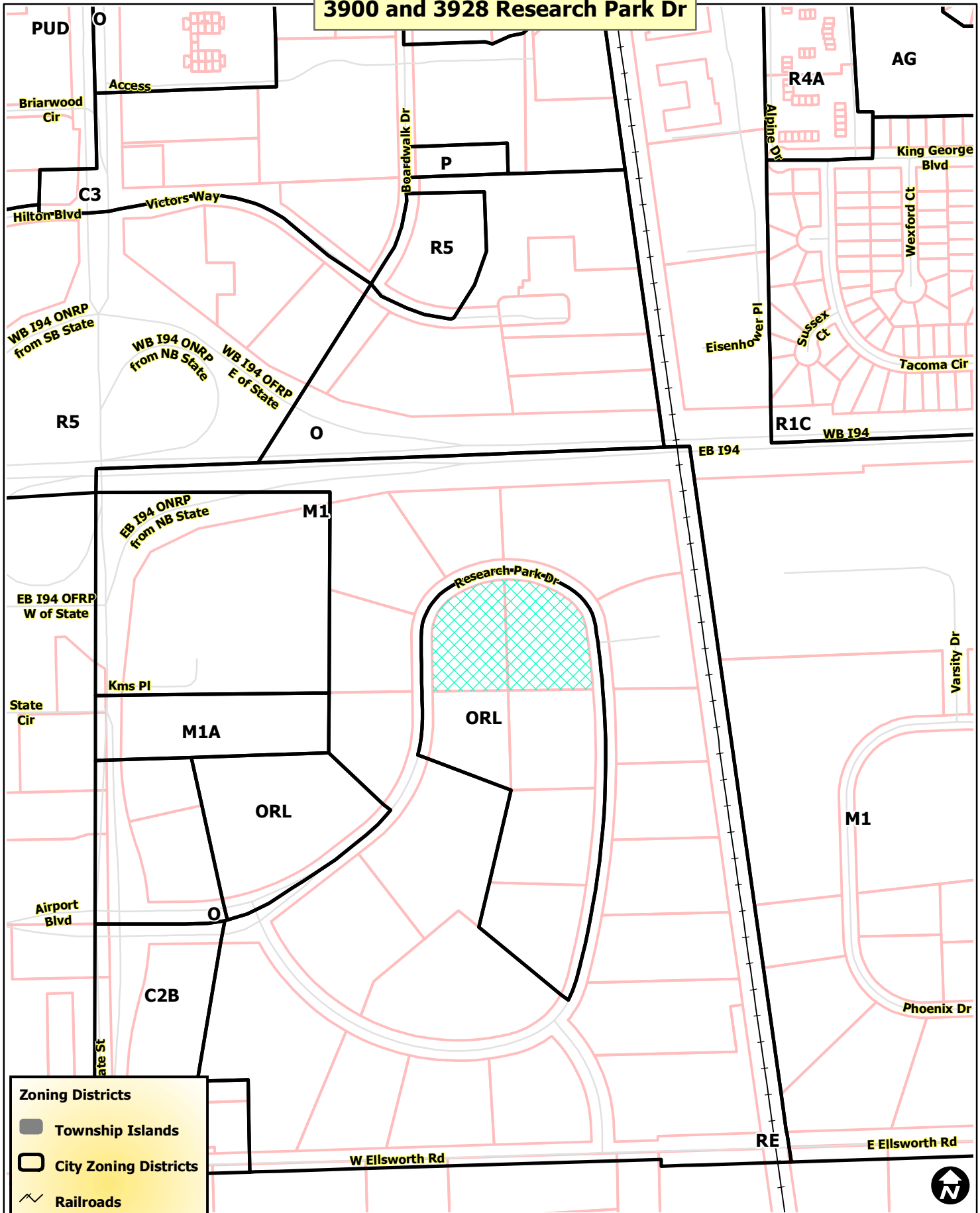


PREPARED FOR:
ZOLLER PROPERTIES, LLC
 3753 PLAZA DRIVE
 ANN ARBOR, MI 48108

ZOLLER BUILDING
 (VACANT)
 RESEARCH PARK DRIVE
 ANN ARBOR, MICHIGAN

EXTERIOR ELEVATIONS

3900 and 3928 Research Park Dr



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River






Map date 11/12/2015
 Any aerial imagery is circa 2012 unless otherwise noted
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3900 and 3928 Research Park Dr



-  Railroads
-  Parcels
-  Huron River



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