



Legislation Text

File #: 08-0382, **Version:** 1

Resolution to Approve Mercedes Benz Planned Project Site Plan, 3.12 Acres, 3953 Research Park Drive (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution requesting approval of the above planned project site plan for the construction of two one-story office additions in the front setback, totaling 2,010 square feet, and a 4,653-square foot warehouse addition at the rear of the existing building. A planned project modification has been requested from the front setback requirements of Chapter 55 (Zoning). The petitioner has proposed a 24-foot reduction in the required 75-foot front setback from Research Park Drive. Benefits justifying this modification are the provision of 40 percent minimum usable open space where none is required, increased rear and side setbacks beyond the minimum required, and sidewalks along Research Park Drive with an interior sidewalk connection.

The City Planning Commission, at its meeting of March 18, 2008, recommended approval of this proposal, subject to the provision of 40 percent minimum usable open space.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, Mercedes Benz has requested planned project site plan approval in order to construct two one-story office additions in the front setback, totaling 2,010 square feet, and a 4,653-square foot warehouse addition at the rear of the existing building at 3953 Research Park Drive;

Whereas, Mercedes Benz has also requested a planned project modification from the front setback requirements of Chapter 55 (Zoning);

Whereas, The Ann Arbor City Planning Commission, on March 18, 2008, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare;

RESOLVED, That City Council approve the Mercedes Benz Site Plan and planned project modification from the front setback requirements of Chapter 55, subject to maintaining a minimum usable open space of 40 percent.