



Legislation Details (With Text)

File #: 13-1018 **Version:** 1 **Name:** 9/16/13 - Honda Testing Facility Site Plan
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Title: Resolution to Approve Honda Testing Facility Site Plan, 3947 Research Park Drive (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. August 20, 2013 Planning Staff Report, 2. 2013-08-30 HONDA ELEVATIONS REDUCTION 1, 3. 2013-08-30 HONDA ELEVATIONS REDUCTION 2, 4. 2013-08-30 HONDA ELEVATIONS REDUCTION 3, 5. 2013-09-03 Honda 3947 Research Park site

Date	Ver.	Action By	Action	Result
9/16/2013	1	City Council	Held and Closed	
9/16/2013	1	City Council	Approved	Pass

Resolution to Approve Honda Testing Facility Site Plan, 3947 Research Park Drive (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution to approve the Honda Testing Facility Site Plan. Approval of this resolution will allow for the construction of a 24,116 square foot addition to the existing building.

Petition Summary:

- The Site Plan proposes to construct a 24,116 square foot addition to the existing 19,357 square foot research and testing building.
- The site currently contains 50 exterior parking spaces with 19 spaces deferred. One space will be removed and an additional six spaces will be provided inside the new addition. No new exterior parking will be constructed
- A 10 foot high barbed-wire fenced parking area in the rear will be replaced with privacy panels for security and screening.
- The site was granted a variance from the Zoning Board of Appeals on August 28, 2013 for the driveway width of 19.7 feet, 24 feet is required by City Code.
- One footing drain or equivalent will be required to be disconnected.

The City Planning Commission, at its meeting of August 20, 2013 recommended approval of this request.

Attachments: August 20, 2013 Planning Staff Report and August 20, 2013 Planning Commission Minutes

Prepared By: Matt Kowalski City Planner

Reviewed By: Sumedh Bahl, Community Services Area Administrator

Whereas, American Honda Inc. has requested site plan approval in order to develop a 24,116 square foot building addition;

Whereas, The Ann Arbor City Planning Commission, on August 20, 2013, recommended approval of the petition;

Whereas, The development would comply with the Research District zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, 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 and welfare;

RESOLVED, That City Council approve the Honda Testing Facility Site Plan dated August 5, 2013, upon the condition that 1) a public access easement for the sidewalk is provided prior to issuance of building permits, and 2) one footing drain disconnect or equivalent is completed prior to issuance of a certificate of occupancy.