

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 20, 2013

**SUBJECT: Honda Testing Facility Expansion Site Plan for City Council Approval
(3947 Research Park Drive)
File No. SP13-027**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Honda Testing Facility Expansion Site Plan, subject to 1) a variance for the driveway width being granted by the Zoning Board of Appeals, 2) a public access easement for the sidewalk being provided prior to issuance of building permits, and 3) providing one footing drain disconnect prior to issuance of a certificate of occupancy.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved**, because, if the proposed conditions are met, 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 east 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 24,116 square foot addition to the side of the existing vehicle testing building in order to provide expanded capability for the facility. The new addition will contain 16,530 square feet on the first floor; 4,856 square feet on the second floor; and 2,730 square feet in the basement. The existing building is 19,357 square feet.

The site currently contains 50 vehicle parking spaces, with an additional 19 parking spaces deferred. One deferred parking space will be removed in order to allow for the addition of recycling facilities. Six additional parking spaces will be located within the interior of the proposed building addition. There is an existing 100 foot by 100 foot fenced area of the parking lot in the rear of the site. The fence is covered with a fabric for privacy and contains 26 of the 50 parking spaces. The fence will be removed and replaced with 10 foot high privacy panels; the size of the area will not increase.

A total of 8 Class C bicycle spaces (4 bicycle hoops) will be located at the front of the building, and 4 Class A spaces will be provided inside the proposed addition. There currently is one curb

cut providing access to the site. A variance is required in order to keep the width of the existing curb cut. City Code requires 24 feet for a two-way drive; the existing curb cut is 19.7 feet wide.

There are no existing storm water treatment facilities on the site. 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 below-grade infiltration system with a connection to the City storm sewer.

There are seven landmark trees located on the site, and two of these will be removed. Alternatives analysis indicated that in order to preserve the two landmarks trees and provide required storm water treatment systems, the size of the proposed addition would be significantly reduced. Six additional trees will be planted as mitigation for the landmark tree removal. There are no other natural features on the site. Any existing dead or dying landscaping that is required for site compliance to the landscaping code will be replaced. The petitioner has also agreed to install 32 shrubs along the front of the new building to help minimize the visual impact of the addition.

A new 5 foot wide public sidewalk will be installed along Research Park Drive. The sidewalk will be shifted 12 feet onto the Honda parcel to reduce impact to four existing landmark trees within the public right-of-way. An easement will be prepared in order to provide public access.

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 \$4.3 million.

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		RE (Research District)	RE (Research District)	RE (Research District)
Gross Lot Area		116,520 sq ft	116,520 sq ft	60,000 sq ft MIN
Floor Area in % of Lot Area		16% (19,357 sf)	37% (43,473 sf)	75% MAX
Setbacks	Front	85 ft 6 inches	50 ft 6 inches	25 ft MIN, 50 ft MAX
	Side(s)	50 ft (north) 85 ft (south)	50 ft (north) 40 ft (south)	0 ft MIN
	Rear	128 ft	128 ft	0 ft MIN
Height		29 ft MAX	37 ft	None
Parking - Automobiles		50 spaces –existing 20 spaces - deferred	50 spaces –existing 19 spaces – deferred 6 spaces - interior	72 spaces MIN
Parking – Bicycle		None	2 Class B 2 Class C	2 Class B MIN 2 Class C MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Research	RE (Research District)
EAST	Railroad	Unzoned
SOUTH	Research	RE (Research District)
WEST	Vacant	RE (Research District)

HISTORY

This site is part of the original Research Park plat annexed from Pittsfield Township and approved in 1961. The existing building was constructed in 1975 for American Honda. A 4,400 square foot addition was constructed in 1994.

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. One footing drain disconnect or equivalent will be required. Petitioner must follow the recommendations contained within the July 26, 2013 report prepared by CDM Smith. Petitioner shall work with CDM Smith regarding the proposed method of footing drain disconnection. CDM Smith will provide approval of the disconnection method.

Planning – The site plan and proposed construction of new building will be a significant upgrade to the facility and overall property. The exterior design of the addition is consistent with the existing building. Although the employee count is only proposed to increase by 4, for a total of 10 employees, the large investment and intensification of research 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. If this site was rezoned to ORL, the expanded building would be compliant with the zoning standards.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson

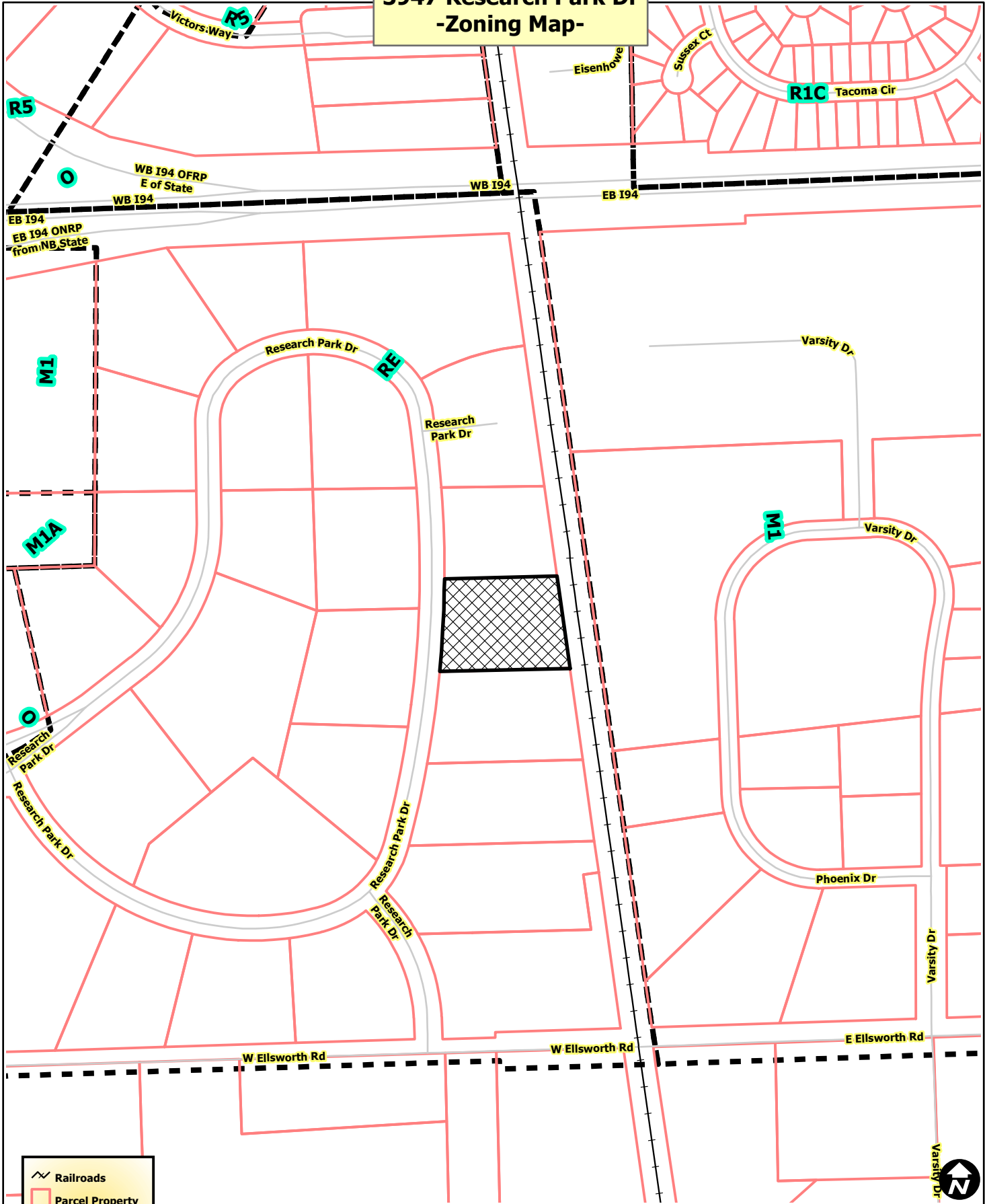
Attachments: Parcel/Zoning Map
Aerial Photo
Site/Landscape Plan
Elevations

c: Petitioner: Ed Frobase
Poggemeyer Design Group
1168 North Main Street
Bowling Green, OH 43402

Owner: American Honda Motor Company Inc.
1919 Torrance Blvd.
Torrance, CA 90501

Systems Planning
File No. SP13-027

3947 Research Park Dr -Zoning Map-



	Railroads
	Parcel Property
Zoning	
	Township Island
	Zoning



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 Map Created: 6/24/2013

3947 Research Park Dr -Aerial Map-





 Railroads
 Parcel Property



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3947 Research Park Dr -Aerial Map-



 Railroads
 Parcel Property



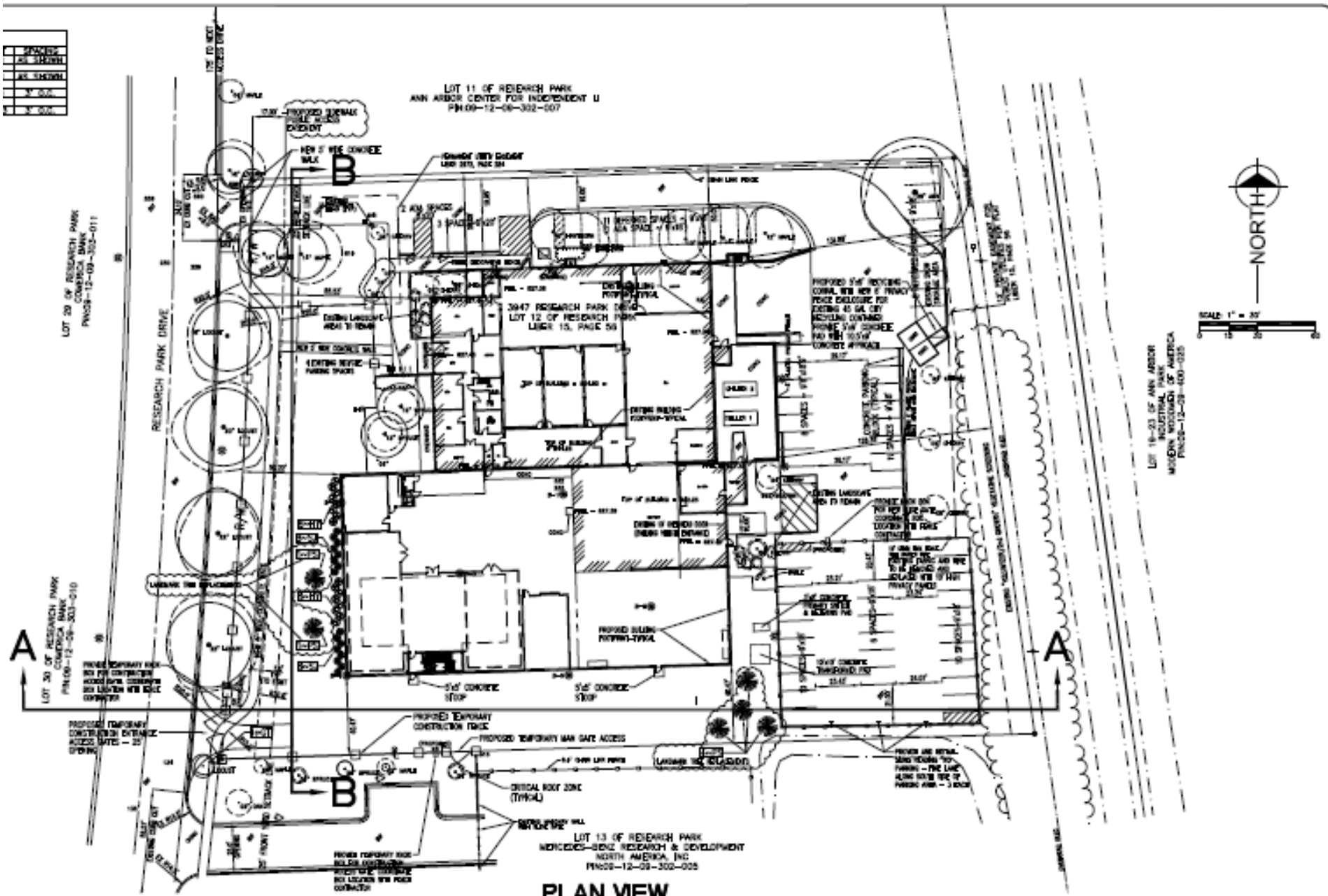
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Map Created: 6/24/2013

1	SPACED
2	AS SHOWN
3	3" DIA.
4	3" DIA.



PLAN VIEW

LOT 20 OF RESEARCH PARK
COMERICA BANK
PINCOS-12-09-302-011

LOT 30 OF RESEARCH PARK
COMERICA BANK
PINCOS-12-09-303-010

LOT 11 OF RESEARCH PARK
ANN ARBOR CENTER FOR INDEPENDENT U
PINCOS-12-08-302-007

LOT 13 OF RESEARCH PARK
MOTORCROSS-GENE RESEARCH & DEVELOPMENT
NORTH AMERICA, INC
PINCOS-12-09-302-005

LOT 19-23 OF ANN ARBOR
INDUSTRIAL PARK
MOTORCROSS OF AMERICA
PINCOS-12-09-400-005



SCALE 1" = 30'

HONDA
TESTING FACILITY EXPANSION
ANN ARBOR, MICHIGAN

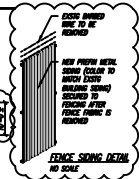
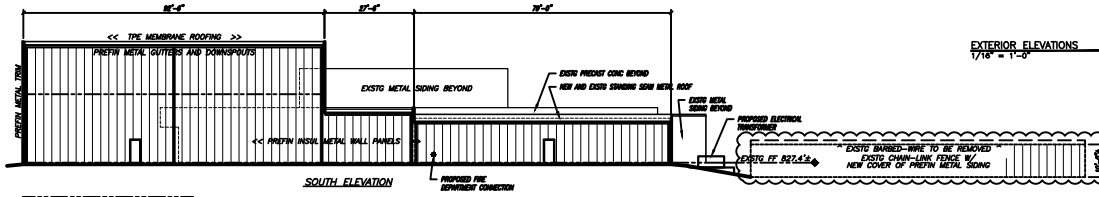
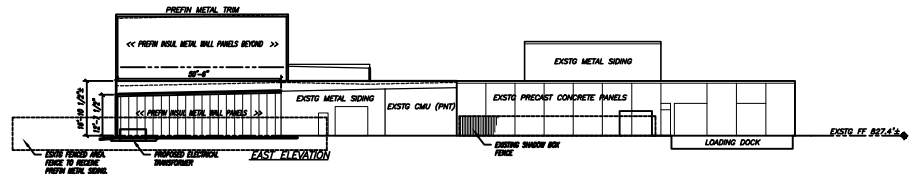


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1160 NORTH MAIN STREET (419) 362-7537 BOWLING GREEN, OHIO 43402

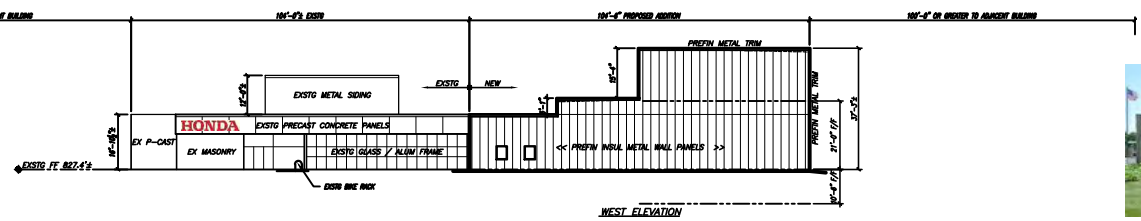
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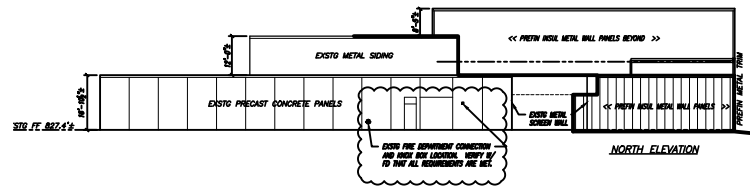
GENERAL PHOTO OF PROPOSED ADDITION - 100' EXTERIOR
 THE EXTERIOR DIMENSIONS ARE SHOWN ON THE OTHER SHEETS AND PROPOSED DETAILS.



EXTERIOR ELEVATIONS
 1/16" = 1'-0"



HONDA TESTING FACILITY



EXISTO FIRE EQUIPMENT CONNECTION AND WIRE RUN LOCATIONS. VERIFY UP TO DATE ALL DIMENSIONS AND SET.

NO.	DATE	DESCRIPTION
1	10/24/20	ISSUED FOR ANY AREA PLAN REVIEW
2	1/7/21	RE-ISSUED FOR ANY AREA PLAN REVIEW REVISIONS



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 HONDA

HONDA
 TESTING FACILITY EXPANSION
 ANN ARBOR, MICHIGAN

PROPOSED
 ELEVATIONS

DATE	1/7/21
BY	DLB
CHECKED	DLB

JOB NUMBER
 5118-004