

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 17, 2023

**SUBJECT: 3874 Research Park Site Plan for City Planning Commission Approval  
(Sartorius Phase II)  
File No. SP23-0006**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission approves the Sartorius Site Plan located at 3874 Research Park Drive.

### **STAFF RECOMMENDATION**

Staff recommends that the site plan be **approved** because, if the proposed conditions are satisfied, it would comply with all local, state and federal laws and regulations.

### **LOCATION**

The site is located on the west side of the inner ring of Research Park Drive, east of South State Street, south of Interstate 94 (South Area, Malletts Creek Watershed).

### **SUMMARY**

#### Development Proposal

- The petitioner plans to build a Phase II addition on the north side of a 131,000-sq foot office/research building, which is currently under construction.
- The new addition will be 110,800-sq ft and includes office, research, and lab spaces.

#### Vehicular Parking:

- An addition of 77 parking spaces, totaling 376 vehicle parking spaces.
- 39 spaces will be EV-Installed.
- 95 spaces will be EV-Capable.

#### Bicycle Parking:

- 10 enclosed Class A spaces.
- 21 Class B spaces.
- 25 Class C hoop spaces near the south and east building entrances.

#### Site Access and Infrastructure:

- Two new curb cuts on the north property line for loading dock access.
- The cut-through drive will be parallel to the West Branch Malletts Creek and will respect the 25-foot natural features setback.
- New 5-foot-wide public sidewalks are in place along both Research Park Drive frontages.
- A loading dock and truck well for deliveries at site's northeastern corner.

Stormwater Management:

- The site will have first flush, bankfull, and 100-year storm detention capacity.
- The system will include two underground storage chambers and bioretention swales for full infiltration.
- Approval from WCWRC is linked below.

Trees and landscaping:

- A landmark Honey Locust tree on Research Park Drive will be removed.
- Six mitigation trees will be planted south of the Phase II parking lot.

## **DETAILED DESCRIPTION OF PETITION**

The petitioner seeks to construct a Phase II addition to the north side of the currently under construction 131,00-sq foot office/research building. This new addition is 110,800-sq ft and includes office, research and lab space.

The Phase II project site plan proposes 77 additional parking spaces for a new overall total of 376 vehicle parking spaces with 39 of these spaces EV-Installed, and 95 spaces EV-Capable. These parking spaces will be accessed off the three existing curb cuts. There will be 10 enclosed Class A bicycle parking spaces, 21 Class B and 25 Class C bicycle hoop spaces near the south and east building entrances. A loading dock area and truck well for deliveries will be located at the northeastern corner of the building.

Two new curb cuts are proposed along the north property line to allow access to loading docks. This cut-through drive runs parallel with the West Branch Malletts Creek and complies with the 25-foot minimum natural features setback.

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 consist of two underground storage chambers and a series of bioretention swales designed as a full infiltration system. Approval from WCWRC is attached.

One landmark Honey Locust tree located along the western Research Park Drive frontage is proposed to be removed to accommodate the previously approved building. Six mitigation trees are proposed south of the Phase II proposed parking lot. New five-foot-wide public sidewalks have been installed along both Research Park Drive frontages.

As required by the Citizen Participation Ordinance, the petitioner mailed out a postcard notification and held a virtual public meeting on February 15, 2023. There were no negative comments submitted by the public in response to the mailing. Staff has not received any feedback from the public related to this petition.

**COMPARISON CHART**

		<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED</b>
Zoning		RE (Research District) & ORL (Office/Research/Limited Industrial)	RE (Research District) & ORL (Office/Research/Limited Industrial)	RE (Research District) & ORL (Office/Research/Limited Industrial)
Gross Lot Area		736,308 sq ft 16.9 acres	736,308 sq ft 16.9 acres	60,000 sq ft MIN
Floor Area in % of Lot Area		18% 130,300 sf	33% 241,100 sf	75% MAX 552,231 sf
Setbacks	Front (E & W)	25 ft	25 ft	25 ft MIN, 50 ft MAX
	Side (N)	400 ft	90 ft	0 ft MIN
	Side (S)	162 ft	162 ft	0 ft MIN
Height		2-story 36 ft	2- story 36 ft	None
Parking – Automobiles		299 spaces 30 spaces EV-I (10%) 75 spaces EV-C (25%)	376 spaces 39 spaces EV-I 95 spaces EV-C	373 spaces MAX (Office) No MAX for R (Research) EV-I (10%) EV-C (25% Office) EV-C (40% Research)
Parking – Bicycle		6 Class A 12 Class B 14 Class C	10 Class A (enclosed) 25 Class B (Covered) 21 Class C (hoops)	10 Class A MIN 25 Class B MIN 21 Class C MIN

**SURROUNDING LAND USES AND ZONING**

	<b>LAND USE</b>	<b>ZONING</b>
NORTH	Research & Offices	ORL (Office/Research/Limited Industrial District)
EAST	Offices	ORL
SOUTH	Office	RE(Research District)
WEST	Gift of Life/Research/Office	RE (Research District)

## HISTORY

This site is part of the original Research Park plat annexed from Pittsfield Township and approved in 1961. Federal Mogul Corporation in 1966 constructed a 27,000-square foot building to house its rubber and plastics division laboratory and offices. In 1980, a site plan waiver was approved to add a 420-square foot storage structure.

A site plan was approved in 2020 by City Planning Commission for a research and office building. This petition was withdrawn to allow for the Phase I construction of a 130,000-sq ft research and office building approved in 2022. This building is currently under construction.

## 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 A2Zero plan recommends improving the energy efficiency in our homes, businesses, schools, places of worship, recreational sites and government facilities. Buildings are the largest source of greenhouse gas emissions locally. By 2030, through an update to the State's building code, all new buildings and major renovations have been built to net zero energy standards. An additional strategy is to switch appliances to electric. Transitioning away from natural gas to electric, especially given our work to ensure that all electricity is powered with renewable energy, is a pivotal component to A2Zero.

## STAFF COMMENTS

Office of Sustainability & Innovation – Include on-site solar with on-site energy storage. Achieve full building electrification and provide feasibility assessment for Passive House certification.

Systems Planning (Engineering) – Mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 16 GPM will need to be removed from the sanitary sewer system to mitigate new flow from this project. Alternatively, a payment in lieu of performing actual flow removal may be made.

Planning – The existing and proposed site plan and proposed construction of a Phase II building will be a significant upgrade to the surrounding vacant sites 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 and office uses is consistent with intent of the Master Plan: Land Use Element.

Prepared by Chris Cheng  
Reviewed by Hank Kelley

Attachments: Site Plan  
Parcel/Zoning Map  
Aerial Photo  
[Additional Project Files \(STREAM\)](#)

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Systems Planning  
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