



City of Ann Arbor Planning Services

301 East Huron Street, Ann Arbor, Michigan 48107

Phone: 734-794-6265 Email: planning@a2gov.org Web: www.a2gov.org/planning

Complete this application and upload a copy with your online submittal along with all other required materials. Apply using the STREAM portal at <https://stream.a2gov.org>. STREAM user guides and general development review process information are available at www.a2gov.org/development. Copies of the Unified Development Code may be downloaded at www.a2gov.org/udc.

Application for Special Exception Use Approval

Applicant Information

Full Name: MSRA Enterprises LLC dba Meds Cafe

Interest in the Land (i.e. owner, land contract, option to purchase, etc.):

Lease

Additional Interested Person and Relationship, If Applicable:

Michael Atkins C/O MSRA Enterprises LLC, 920 N Washington Ave. Lansing, MI 48906
Member, MSRA Enterprise LLC.

Additional Interested Person and Relationship, If Applicable:

Ryan Fitzsimmons C/O MSRA Enterprises LLC, 920 N Washington Ave. Lansing, MI 48906
Member, MSRA Enterprise LLC.

Additional Interested Person and Relationship, If Applicable:

Richard DeVarti C/O R&D Partnership, LLC, 812 Monroe Street, Ann Arbor, MI 48104
(734) 834-5021; Lessor

Site Information

Address: 700 Tappan Street

Parcel Identification Number: 09-09-28-303-015

A **legal description** of the site must be included on the accompanying, required, site plan. See Section 5.29.8 of the Unified Development Code for required information on all types of site plans including Site Plan for Special Exception Uses.

Legal Description: The East 64 feet of the North 39 feet of Lot 14 in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan.

Special Exception Use

Select the proposed use from the list below. The Unified Development Code sections next to each use provide specific standards for development and approval that apply in addition to normal development and approval standards.

- Multiple-Family Dwelling** – Section 5.16.1.C
- Fraternity, Sororities, and Student Cooperative** – Section 5.16.1.D
- Group Housing** – Section 5.16.1.E
- Club Headquarters, Community Center** – Section 5.16.2.C
- Conference Center**
- Religious Assembly**
- Adult Day Care Center** – Section 5.16.2.A
- Child Care Center** – Section 5.16.2.B
- Private Institution of Higher Learning** – Section 5.16.2.E
- Private School (K-12)**
- Hospital** – Section 5.16.2.D
- General Entertainment** – Section 5.16.3.D
- Indoor Recreation** – Section 5.16.3.F
- Outdoor Recreation** – Section 5.16.3.K
- Automobile, Motorcycle, RV, Equipment Sales and Rental**
- Designated Marijuana Consumption Facility** – 5.16.3.G
- Fueling Station** – Section 5.16.3.E
- Marijuana Provisioning Center/Retailer** – Section 5.16.3.G
- Automobile, Truck, Construction Equipment Repair** – Section 5.16.3.C
- Parking Lot/Structure** – Section 5.16.3.M
- Vehicle Wash**
- Veterinary, Kennel, Animal Boarding** – Section 5.16.3.P
- Nonprofit Corporation Office** – Section 5.16.4.B
- Marijuana Microbusiness** – Section 5.16.3.G
- Marijuana Grower** – Section 5.16.3.G
- Asphalt, Concrete Mixing Plant, Sand and Gravel Pit**
- Marijuana Processor** – Section 5.16.3.G
- Marijuana-Infused Product Processor** – Section 5.16.3.G
- Scrap and Waste Material**
- Slaughterhouse**
- Wireless Communication Facilities** – Section 5.16.5.D
- Medium Term Car Storage** – Section 5.16.3.J
- Drive-Through Facility** – Section 5.16.6.C
- Outdoor Sales Temporary by Others** – Section 5.16.7.B
- Temporary Outdoor Activity** – Section 5.16.7.D

Detailed Description of Proposed Special Exception Use

Please describe the proposed use in detail. *By example, appropriate information for proposed child care centers includes number of children and caregivers, and hours of operation. Appropriate information for outdoor sales temporary by others includes type of merchandise, proposed structures, hours of operation, duration of temporary sales, and security measures.*

Previous Tenant Uldaman inc dba Green Planet had a previously approved SEU for 700 Tappan. Med Café plans on continuing the same use as Green Planet. Meds Cafe will be located adjacent to a restaurant, multiple

family housing, and the University of Michigan. Retail is permitted at this location which will not require re-zoning.

Our operations are conducted in a manner that preserves and contributes to the existing neighborhood character. We provide services to our local neighborhood. Our services are limited to Provisioning Center/Retailer. Many of our patients/customers live or work in the neighborhood and walk or bike to our location. Hours of Operation will be consistent with hours allowed by the City of Ann Arbor for Marijuana Businesses.

The site and building are existing and compatible with the PUD district.

General Special Exception Use Standards

The criteria for approval for special exception uses is provided in Section 5.29.5.D of the Unified Development Code. Your responses below will help the Planning Commission determine if the proposed special exception use meets the criteria for approval.

1. How is the proposed use consistent with the general objectives of the Comprehensive Plan?

The use is consistent with permitted uses in the PUD supplemental regulations and will not be detrimental to the neighborhood.

2. How will the proposed use be designed, constructed, operated, and maintained so it is compatible with the existing and planned character of the general vicinity?

The building fits the scale and character of the neighborhood. We will continue to preserve the historic character of the building.

Our operations are conducted in a manner that preserves and contributes to the existing neighborhood character. Previous Tenant has operated at this location since 2010 without incident and has been well received by the neighborhood. Our services are limited to Provisioning Center/Retailer. Many of our patients/customers live or work in the neighborhood and walk or bike to our location.

The site and building are existing and compatible with the PUD district.

3. How is the proposed use consistent with the population density, the design, scale and bulk of existing buildings and structures, and the intensity and character of activity in the general vicinity?

The site and building are existing and compatible with the PUD district. No additional population density will be added to the area since it is not a residential use.

Previous Tenant has operated at this location since 2010 without incident and has been well received by the neighborhood. Our services are limited to Provisioning Center/Retailer. We expect many of our patients/customers to live or work in the neighborhood and walk or bike to our location.

4. How may the proposed use impact the use, peaceful enjoyment, economic value, or development of the immediate neighborhood and general vicinity?

The building fits the scale and character of the neighborhood. We have preserved the historic character of the building. We have made improvements to the grounds that enhance and contribute to the character of the existing neighborhood and promote pride in the community.

The use is consistent with permitted uses in the PUD supplemental regulations and will not be detrimental to the neighborhood.

Our operations are conducted in a manner that preserves and contributes to the existing neighborhood character. We have operated at this location since 2010 without incident and have been well received by the neighborhood. Our services are limited to Provisioning Center/Retailer. Many of our patients/customers live or work in the neighborhood and walk or bike to our location.

5. How may the proposed use affect the environment or natural features on the site and in the general vicinity?

The use will not have a detrimental effect on the natural environment as the site and building are already in existence.

6. How will the proposed use affect the location and access to off-street parking and protect pedestrian safety?

The use is consistent with permitted uses in the PUD supplemental regulations which include provisions for motor vehicle parking and bicycle parking. Our services are limited to Provisioning Center/Retailer. Many of our patients/customers live or work in the neighborhood and walk or bike to our location.

Previous Tenant has operated at this location since 2010. There has never been a pedestrian or other traffic incident or problem that we are aware of.

7. What is the relationship of the proposed use to main traffic throughfares and to street intersections?

The relationship will not change. Traffic Patterns will remain consistent with the current use.

The site and building are existing and compatible with the PUD district.

Previous Tenant has operated at this location since 2010. There has never been a pedestrian or other traffic incident or problem that we are aware of.

8. How will the propose use affect vehicle turning movements in relation to traffic flow routes?

There will be no changes. Vehicular turning movements and traffic flow routes will remain consistent with current use.

9. What will be the intensity and character of traffic and parking conditions on the site, and in the general area?

There will be no changes. Intensity and character of traffic and parking conditions will remain consistent with current use.

10. How will the need for any additional public services and facilities impact the social and economic welfare of the community?

There will be no changes, since there is no need for additional public services or facilities.

11. Does the propose use match or exceed the standards for density and required open space for the zoning district in which it is located, if applicable, or will a variance be requested?

Meds Cafe will be located adjacent to a restaurant, multiple family housing, and the University of Michigan. Retail is permitted at this location which will not require re-zoning. There is no need for additional variances. The site and building are existing and compatible with the PUD district.

Use Specific Standards

Most special exception uses have use specific standards provided in Section 5.16 of the Unified Development Code. The UDC section providing the specific standards for each special exception use is noted above next to the uses that require special exception approval. Please state each specific standard for the proposed special exception use and indicate how the proposed use meets each specific standard below:

Use Specific Standard a: [Click or tap here to enter text.](#)

Response: [Click or tap here to enter text.](#)

Use Specific Standard b:

Response:

Use Specific Standard c:

Response:

Use Specific Standard d:

Response:

Use Specific Standard e:

Response:

Use Specific Standard f:

Response:

Use Specific Standard g:

Response:

Site Plan for Special Exception Uses

A site plan is required with all special exception use applications. Indicate which development activity situation applies to your special exception use application. Provide the required type of site plan with your materials.

No Development Activity Proposed – If the proposed use is intended for an existing building or structure, and no development activity is proposed that requires site plan approval, you may submit a **Site Plan for Special Exception**. See Table 5.29-2 for required inform with the required information outlined in Section 5.29.8, Table 5.29-2. Note that certain circumstances may be eligible for an exception from an ALTA land survey, see Section 5.29.8.B.4 for complete details.

New Development Activity Proposed – If the proposed use is associated with any development activities that require site plan approval, a **Site Plan for Planning Manager, Planning Commission, or City Council** is required. See Section 5.29.8, Table 5.29-1, for development activities that require site plan approval, and see Table 5.29-2 for required site plan information by type.

Citizen Participation Requirements

Special Exception Use applications require **Type 1 Citizen Participation**. See UDC Section 5.28.4 for citizen participation requirements and procedures. Guidelines and templates to help fulfill this requirement are available at www.a2gov.org/development.

October 2023

700 Tappan Ave - Open to Public Meeting.

Thursday, October 26 · 6:00 – 7:00pm

Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/mie-hzqp-emq>

Or dial: (US) +1 602-899-2933 PIN: 768 126 329#

More phone numbers: <https://tel.meet/mie-hzqp-emq?pin=4198426277908>

Previous Tenant Green Planet had an approved SEU for 700 Tappan Ave as a retail marijuana provisioning center . We plan on continuing the same use as Green Planet. Individuals will be provided an opportunity to discuss the application with the developer and express any concerns or questions they may have about the proposed project.