

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 3, 2021

**SUBJECT: Staybridge Suites (3850 Research Park Drive) & Tradewinds Provisioning Center (3860 Research Park Drive) Site Plan for Planning Commission
File Nos. SP21-003 & SEU18-040**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Staybridge Suites Site Plan located at 3850 Research Park Drive.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the 3860 petition substantially meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5 (Special Exceptions) and Section 5.16.3G (Regulations Concerning Medical Use of Marijuana), and therefore approves the 3860 Research Park Drive Special Exception Use for a medical marijuana Provisioning Center. This approval is based on the following findings:

1. The proposed use will be consistent with the C2B (Business Service) District, which provides for commercial and retail activities as well as office and residential uses.
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Both S. State Street and Research Park Drive provides adequate access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.
3. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the provisioning center will be operated in a manner that will not have an adverse impact on the neighboring properties or area, and will not have a detrimental impact on natural features.

This Special Exception Use approval is based on the following conditions:

1. The petitioner obtaining and maintaining both a State of Michigan Marijuana License and a City of Ann Arbor Marijuana Permit, and providing

documentation to Planning Services within three years of the City Planning Commission approval date of this petition.

2. The petitioner operating a marijuana provisioning center/retailer business at this address within three years of the City Planning Commission approval date of this petition.
3. The petitioner will maintain the operating hours of 9:00 am to 9:00 pm Monday thru Saturday and 12:00 pm to 7:00 p.m Sunday.
4. The special exception use may occupy no more than 4,500 sq feet of the 9,120 sq foot building located at 3860 Research Park Drive.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards.

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; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

Staff recommends that the special exception use be **approved with conditions** because the proposed special exception use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood.

LOCATION

The site is located on the east side of South State Street south of Research Park Drive (South Area). This site is located in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

This 3.5 acre site was rezoned from RE, Research District, to C2B, in 2015 to develop a 134-room hotel and retail out building as a planned project site plan. The approved site plan

showed the courtyard to be landscaped. It was subsequently discovered during inspections the courtyard was paved with brick pavers. This increase in impervious surface requires site plan for City Planning Commission approval. The existing underground storm water detention system provides the required volume for this paved courtyard. One hundred year storm detention will be provided underground on the northwest corner of the parking lot. This site provides infiltration and detention with porous soils and complies with the Rules of the Wastenaw Water Resource Commissioner.

The 9,120-square foot, two-story retail building has been constructed and currently sits vacant. The petitioner submitted a special exception use application for a dispensary at this location and has been in the que waiting for an opening (a maxium of 28 dispensaries are permitted in the City). An opening has recently become available.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	O (Office District)
EAST	Research and Development	RE (Research District)
SOUTH	Strip Center	C3 (Fringe Commercial District)
WEST	Bank & Restaurant	TWP (Township District)

HISTORY

The existing building on site was constructed in 1970. This lot was platted in the early 1960’s along with the other lots in Resarch Park. A Planned Project Site Plan for a hotel and retail building was approved in 2015 (staff report attached).

A citizen public meeting inviting residents within 1,000 feet of this this site was held on October 15, 2018 for the dispensary proposal (minutes attached).

SPECIAL EXCEPTION USE STANDARDS

The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the standards shown on the attached petition. In addition, the following information is required to be submitted for provisioning centers per 5:16.3 (7) Special exception use regulations for medical marijuana facilities:

- 1) an [operations statement](#) that describes the life cycle of marijuana on site, and general business operations
- 2) a safety and security plan that addresses marijuana, customers, employees, and the neighborhood;
- 3) a description of methods to be used to contain all odors within the building;
- 4) a waste disposal plan for marijuana; and
- 5) hours of operation. This required information is linked to this report.

PLANNING BACKGROUND

The [Master Plan: Land Use Element](#) recommends research and industrial uses for this site.

The South State Street Corridor Plan recommends office uses for this site to provide employment opportunities along this transit corridor. Retail uses would be appropriate if the retail buildings were fronted along South State Street to provide direct non-motorized access. The retail uses should be consistent with those permitted in the retail zoning districts that do not allow drive-throughs by right. Vehicular access should be provided from Research Park Drive in order to limit the number of curb cuts along South State Street to improve safety.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street and Ellsworth.

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. 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.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Forestry – No natural features or required landscaping was removed to install the interior brick paved courtyard.

Planning – The petitioner held a neighborhood meeting 10/15/18 meeting. There were no attendees at this meeting and no correspondence with the public since this meeting was held. One of the 28 previously approved special exception use dispensaries expired allowing for this application to be heard by the City Planning Commission.

Prepared by Christopher Cheng
Reviewed by Brett D. Lenart
mg/7/20/21

Attachments: [5/6/15 Staff Report](#)
[Site/Landscape Plan](#)
[Staybridge Courtyard Picture](#)
[Elevations](#)
[Floor Plan](#)
[10/15/18 Neighborhood Meeting Postcard Notice, Sign-In Sheet & Summary](#)
[Special Exception Use Application](#)
[Tradewinds Business Plan](#)

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