



# City of Ann Arbor

## PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

### APPLICATION FOR SPECIAL EXCEPTION USE

See [www.a2gov.org/planning/petitions](http://www.a2gov.org/planning/petitions) for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission to approve this special exception use request as it relates to the property hereinafter described.

#### A. Legal Description

*(Give or attach legal description and include address of property)*

Lot 128, excepting the north 25' and all lots 129 and 130 of Boulevard Heights subdivision as recorded  
in Liber 6 of plats page 18 Washtenaw County Records, Washtenaw County, Michigan

#### B. Petitioner Information

The petitioner(s) requesting the special exception use are: *(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)*

Eric Parkhurst, Managing Member of Parkhurst Services, LLC

2394 Winewood Ave. Ann Arbor, MI 48103

(612) 710-3625, [eric@winewoodog.com](mailto:eric@winewoodog.com)

Executed Lease

Also interested in the petition are: *(List others with legal or equitable interest)*

None

#### C. Use Request

The applicant requests special exception use approval to permit the following use(s): *(state intended use)*

Marijuana Microbusiness

**D. Specific Standards**

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section 5:10:24, Paragraph 4. Specify how the project meets all standards cited. Add attachment if necessary.

See Attachment 1- Response to Section D: Specific Standards

---

---

---

**E. General Standards**

The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. Please explain how and to what extent the following standards are met by the proposal:

1. Will be consistent with the general objectives of the City Master Plan.

See Attachment 2- Response to Section E: General Standards (1)

---

---

---

2. Will be designed, constructed, operated and maintained in a manner that is compatible with the existing and planned character of the general vicinity.

The Facility will be designed, constructed, and maintained in a manner that meets all city, county, and state codes. The only change to the exterior of the building will be signage for identification purposes.

---

---

---

3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity.

The facility will not have a negative effect on the current design, scale and bulk of the area. The building will operate similarly to any other manufacturing operation that serves customers directly; the majority of the building will be accessible only to employees, with a small retail space to serve customers.

---

---

---

4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general.

The use is consistent with the neighboring properties. The building has been renovated inside and out and is now much more appealing than it was when previously approved as a "Provisioning Center".

---

---

---

5. Will not have a detrimental effect on the natural environment.

No additional redevelopment of the existing facility is proposed, therefore, it will not have a detrimental effect on the natural environment.

---

---

---

The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. Please explain how and to what extent the following standards are met by the proposal:

6. The location of and access to off-street parking and the safe provision for pedestrian traffic.  
The facility has ample parking for employees and customers. The parking lot off of S. Maple will be used as well as street parking off of Winewood Ave. Sidewalks and walkways are well maintained.

---

---

7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections.  
There are no changes to traffic, streets, or intersections required for the business to open it's doors.

---

---

8. Vehicular turning movements in relationship to traffic flow routes.  
There are no changes required to vehicular turning movements and no change in traffic flow routes.

---

---

9. The intensity and character of traffic and parking conditions on the site and in the general area.  
The proposed site is accesable from Stadium Blvd. (via Winewood Ave.) and South Maple. The building has parking accesable from Winewood Ave. and South Maple. It will not have an adverse effect on the intensity and character of traffic.

---

---

10. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.  
There are no additional public services or facilities needed for the proposed use, therefore it will not have a negative impact on the social and economic welfare of the community.

---

---

**F. Variance Information**

In addition to the granting of the special exception use, the following variances from City regulations will be requested:

There is no need fr additional variances.

---

---

---

Attached is a site plan of the property proposed for special exception use approval, showing the

boundaries of the property, the buildings, vehicular use areas, and all requirements set forth in Chapter 57 (Subdivision and Land Use Controls).

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 11/24/20

Signature: E. Wood  
ERIC PARKHURST  
2394 WILLOWOOD AVE  
ANN ARBOR, MI 48103  
(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 24 day of November, ~~19~~<sup>Oct 2020</sup>, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: Cassandra Thornton  
Cassandra Thornton  
2090 W Stadium Blvd  
Ann Arbor MI 48103  
My Commission Expires: 07/05/2021

CASSONDRA THORNTON  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF JACKSON  
MY COMMISSION EXPIRES 07/05/2021  
Acting in the County of Washtenaw

Written by Eric Parkhurst,  
Managing Member- Parkhurst Services

Attachment 1- Response to **Section D: Specific Standards**

The property was site planned in 2018 to meet all zoning requirements for M1. The 2018 site plan contained plans for a retail space of less than 10% of the floor area of the total establishment. The proposed Marijuana Microbusiness will use the same retail space that was approved in 2018. This use is consistent with Section 5:10:24, Paragraph 4.

The property meets all standards cited in Section 5:50.1. There is no other retail marijuana facility within 600 feet of the property. There are no schools within 1000 feet of the property. All cannabis related activity is conducted indoors. There is no consumption of cannabis allowed on the property. There is no noise, dust vibration, glare, fumes, or electrical interference detectable beyond the property boundary.

Written by Eric Parkhurst,  
Managing Member- Parkhurst Services

Attachment 2- Response to **Section E: General Standards (1)**

The property is in M1 Liberty/ Stadium General Commercial District. The zoning and use are consistent with the city's Master Plan and West Area Plan. This area has a mix of commercial and industrial uses including storage facilities, retail stores, auto mechanic shops, grocery stores and office centers. We are proposing no additional development there will be no negative impact to the surrounding developments. The noise levels and traffic volumes will also be minimal and have no negative impacts on the area. The attached plans include additional information about the community analysis.