

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of June 19, 2018**

**SUBJECT: 115 Research Drive (Research Drive) File No. SP18-011**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 115 Research Drive Site Plan.

**STAFF RECOMMENDATION**

Staff recommends that this petition be **approved** because it complies with all the applicable local, state, and federal laws, ordinances, standards, and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; 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 at 115 Research Drive, south of Huronview Boulevard in Ward 1 and is within the Huron River watershed.

**DESCRIPTION OF PETITION**

The petitioner proposes to construct a 14,115 square foot office building on a vacant .61 acre parcel on the north side of Research Drive. The petitioner is proposing 46 parking spaces including 22 spaces underneath the building, eleven surface parking spaces are proposed immediately west of the proposed office building and thirteen surface spaces are proposed in an existing parking lot immediately south of Research Drive. The property owner owns the parcel in question and the parcel to the south. An access easement will be provided. Vehicular access will be provided from Research Drive that connects to Huronview Boulevard, which connects to N. Main Street. The two-story office building is proposed to be 42 feet tall. Six bicycle parking spaces are proposed (five are required). Entrances to the building will be provided from Huronview Boulevard and from Research Drive.

Solid waste is proposed to be stored within a dumpster screen on the northeast side of the site. The petitioner is proposing a 7-foot wide sidewalk along the Huronview Boulevard frontage. Stormwater detention will be handled in a vault underneath the building. The petitioner is proposing to remove eight landmark trees and replace them with 91 caliper inches of replacement trees. Twenty-three trees will be planted on-site. Since the site has limited planting opportunities, 34 inches of mitigation trees will be provided in the form of a \$3,400 contribution to the City to plant 17 two-inch street trees in the vicinity. Additionally, three street trees, two interior landscaping trees, and shrubs will be planted on the site. In order to meet the Citizen Participation ordinance, the petitioner mailed postcards to property owners within 500 feet of the site.

**COMPARISON CHART**

		EXISTING	PROPOSED	REQUIREMENTS
Zoning		O (Office)	O (Office)	O
Gross Lot Area		26,643 sq/ft (.61 acres)	26,643 sq/ft (.61 acres)	6,000 sq/ft MIN
Floor Area Ratio In % of Lot Area		0%	52.9% (14,115sq/ft)	75%% MAX (19,982 sq/ft)
Setbacks	Front	NA	15'	15' MIN 40' MAX
	Side	East: NA West: NA	East: 11.9 ft West: 57.5 ft	East: 0 ft MIN West: 0 ft MIN
	Rear	South: NA	South: 24 ft	South: 0 ft MIN
Building Height		NA	42 ft	55 ft MAX when abutting residential; otherwise none
Parking – Automobiles		NA	46 spaces (including 13 off-site)	43 spaces MIN; 57 MAX
Parking - Bicycles		NA	2 spaces – Class A 4 spaces – Class C	2 spaces – MIN (Class A) 3 space – MIN (Class C)

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Office	O (Office)
EAST	Office	O (Office)
SOUTH	Office	O (Office)
WEST	Office	O (Office)

**HISTORY**

The site is currently vacant. Two concrete pads exist which served as floors to two single story office buildings that were removed in 2001 and 2002.

**DEPARTMENT COMMENTS**

None.

115 Research Drive Site Plan for City Council  
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Prepared by Jeff Kahan  
Reviewed by Brett Lenart

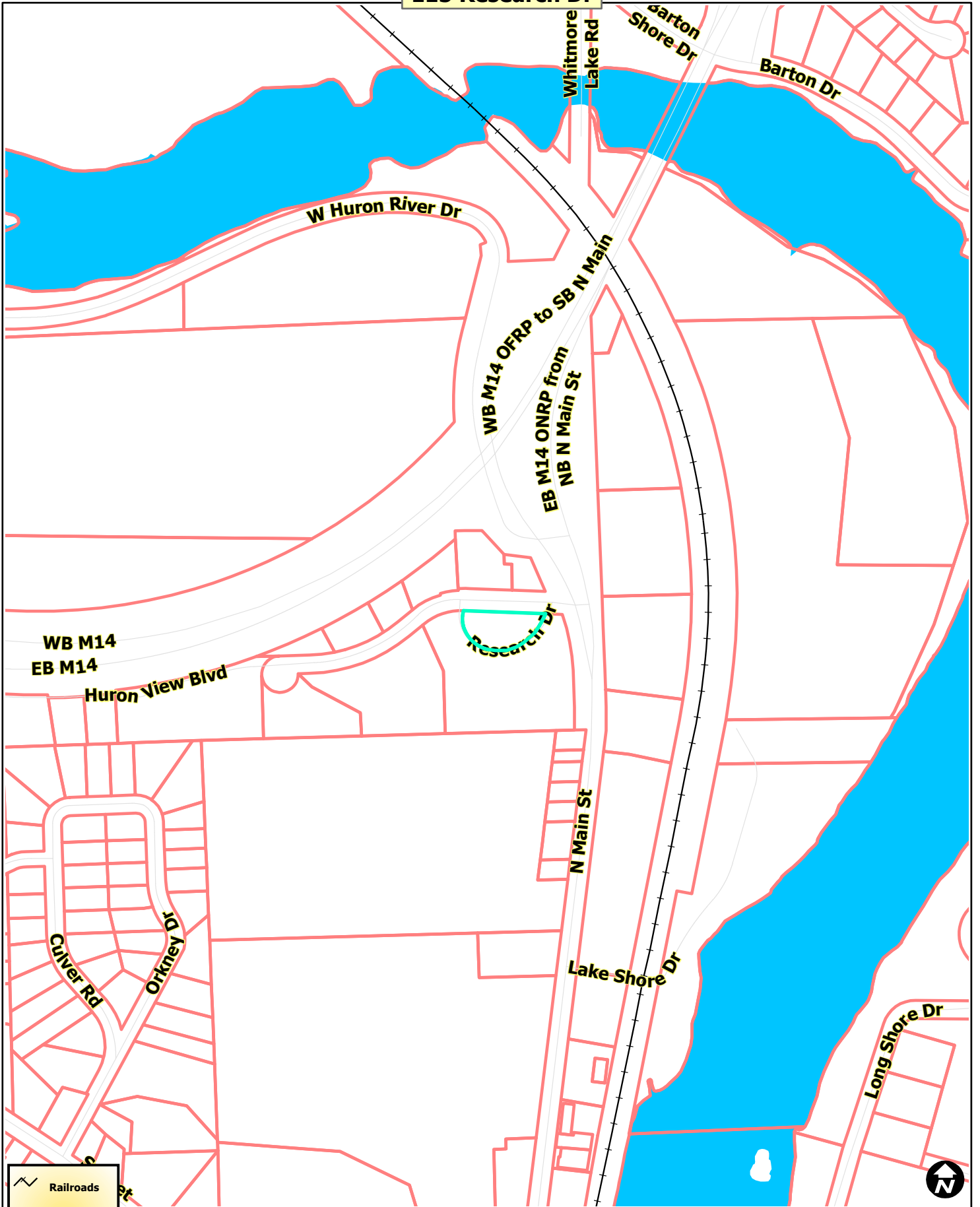
Attachments: Parcel/Zoning Map  
Aerial Photo  
[Site Plan](#)




c: Owner: North University Park, LLC  
110 Miller Avenue  
Ann Arbor, MI 48104

Engineer: Washtenaw Engineering  
3526 West Liberty  
Ann Arbor, MI 48106

City Attorney  
Systems Planning  
File No. SP18-01

**115 Research Dr**

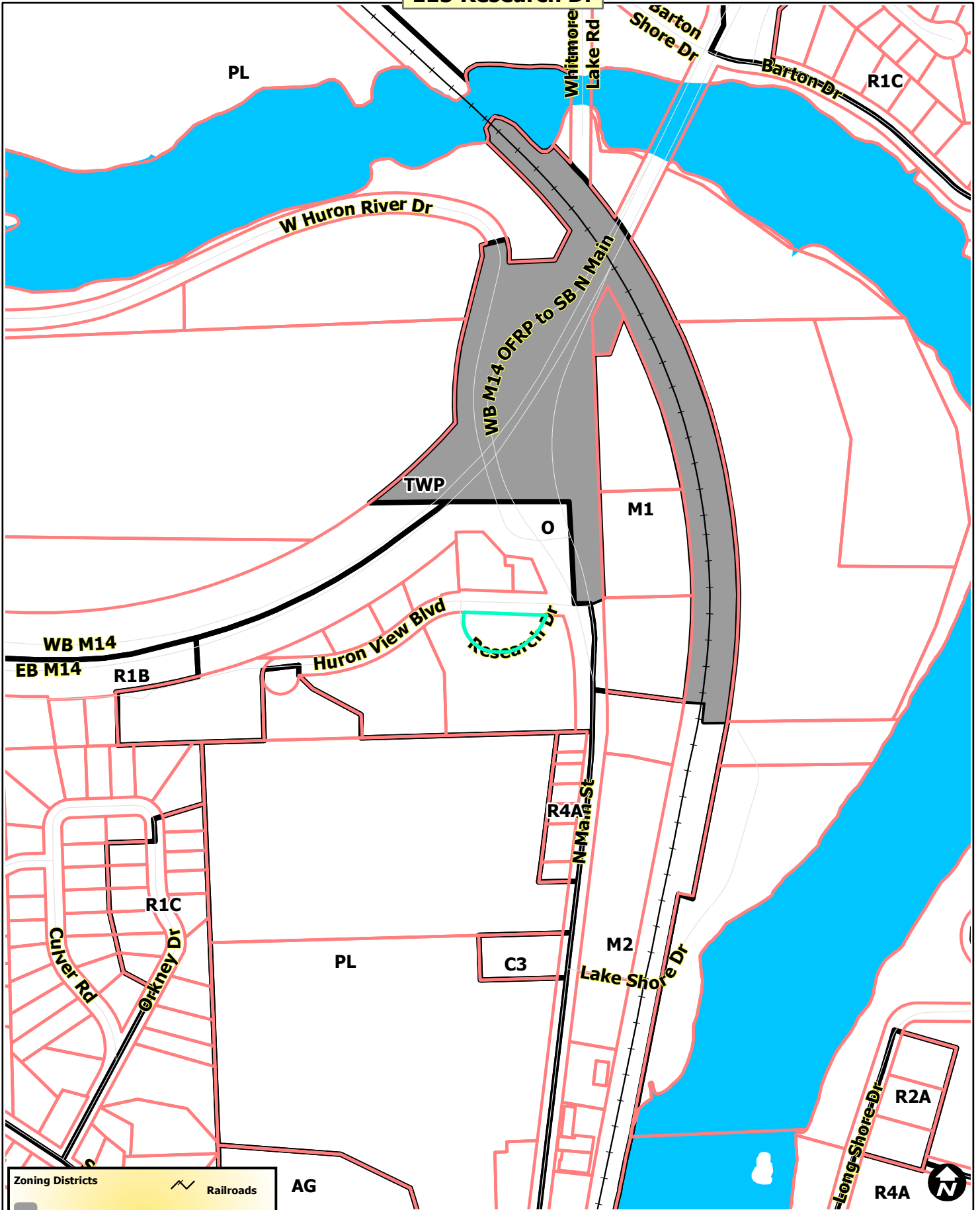


 Railroads  
 Huron River  
 Tax Parcels



Map date 2/23/2018  
Any aerial imagery is circa 2015  
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**115 Research Dr**

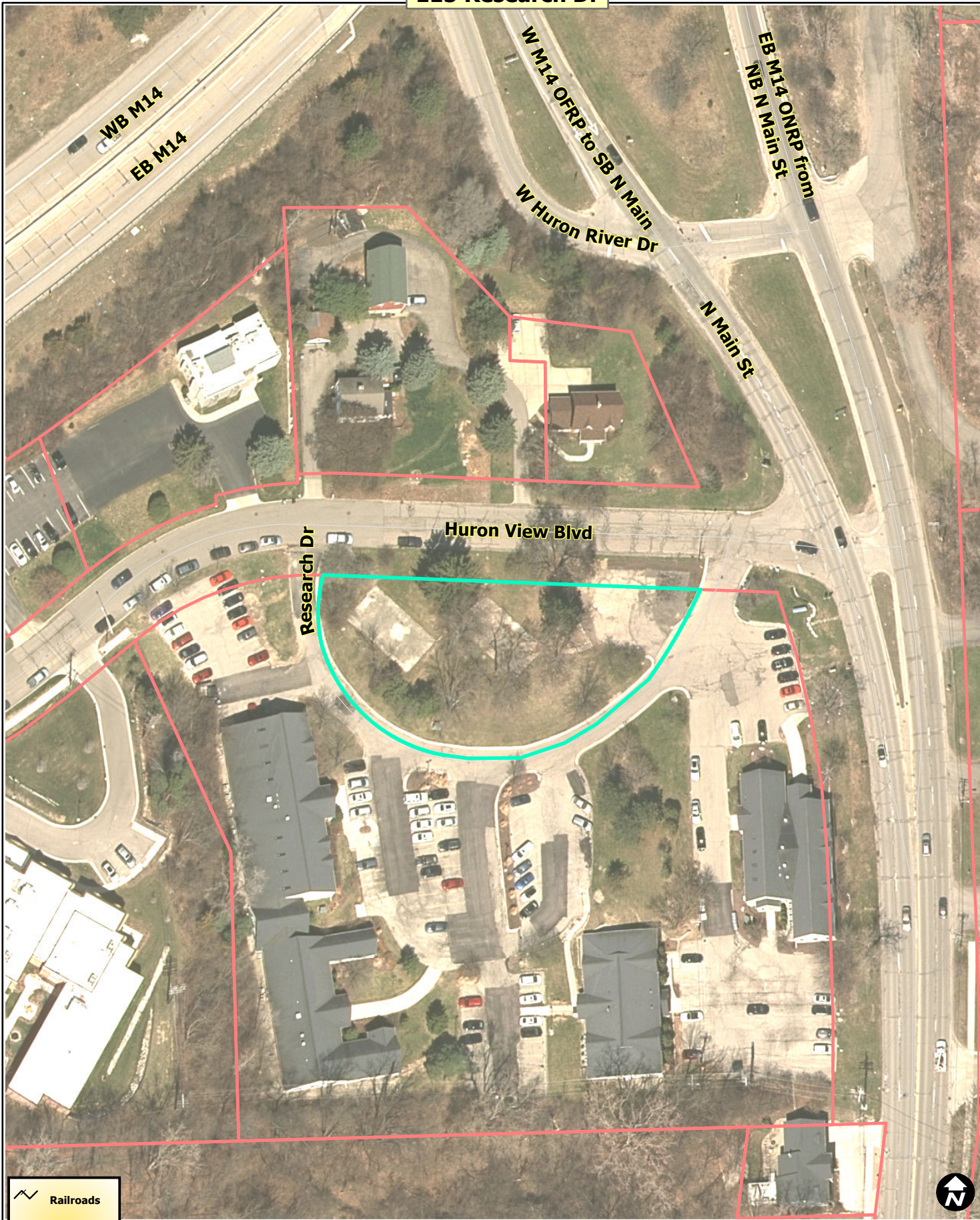





	Zoning Districts		Railroads
	Township Islands		Huron River
	City Zoning Districts		Tax Parcels



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115 Research Dr





-  Railroads
-  Huron River
-  Tax Parcels



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# 115 Research Dr



 Railroads  
 Tax Parcels



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