



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

APPLICATION FOR SPECIAL EXCEPTION USE

See 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)

Unit 2, Research Park Hospitality Condominium, as recorded in Liber 5277, Page 157

Washtenaw County Records

Commonly known as: 3860 Research Park Drive, Ann Arbor, MI 48108

Tax ID No.: 09-12-09-301-016

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.)*

AA Solutions, LLC 32825 Northwestern Highway, Farmington Hills, MI 48334

(248) 892-9998

AA Solutions owns a leasehold interest in the subject property.

Agent for AA Solutions: Benjamin D Joffe PLLC, (734) 368-8595

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

Stellar Hospitality Ann Arbor, LLC (Property Owner)

32825 Northwestern Highway, Farmington Hills, MI 48334

C. Use Request

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

An Adult Use & Medical Marijuana Dispensary and a Designated Marijuana Consumption Facility located in

the C2B zoning district as authorized by the Ann Arbor Code of Ordinances, Chapter 96, and the Ann Arbor Unified

Development Code, Chapter 55, Section 5.16.3(G)(3)(d).

D. Specific Standards

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section 5.16.3(G), Paragraph 3(d). Specify how the project meets all standards cited. Add attachment if necessary.

The site and building meet all criteria set forth in Chapter 55 and 96. Therefore, the proposed use is authorized within the C2B zoning district, and all required supporting documentation has been prepared and attached to this application.

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.

The general objective of the Master Plan in the area is for business and retail. The site and building achieve that objective. The site has already been developed with a major chain hotel (Staybridge Suites) and the area is vibrant with business and retail uses.

- 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 operations will be conducted wholly within the brand new building, and will essentially mirror a collage of other retail operations such as pharmacies, medical offices, and small shops that sell trinkets, plants, snacks, and other artisan products.

- 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 neighboring parcels are in the same C2B zoning district, and the resemblance to other retail businesses and outlot buildings will blend the business into the general character of the neighborhood, likely with less intensity than other nearby retail establishments.

- 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 other properties in the area, and nothing about the proposed use will be detrimental to any neighboring properties or the neighborhood itself. All operations are inside the building, and much like a CVS, customer traffic will be relatively short-term.

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

The use will have no impact on the natural environment, and will mirror the "normal" impact associated with similar uses, such as pharmacies, retail shops, medical offices, and convenience stores.

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.

Parking is abundant at the site, and all parking is contained within the site pursuant to an approved site plan. Sidewalks exist around the site for all pedestrian traffic, and nothing about the use will impact any pedestrian safety concerns.

7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections.

The use will not have any impact on the main traffic thoroughfares, streets, or road intersections in the area. All traffic patterns will remain exactly the same, and those who visit the building will not require or create any changes to traffic patterns in the area.

8. Vehicular turning movements in relationship to traffic flow routes.

Vehicular turning movements will remain the same as they exist currently. The site is spacious and self-contained, all traffic will have plenty of room to maneuver, and traffic will enter and exit the site using the existing ingress/egress drives that have been installed pursuant to the approved site plan.

9. The intensity and character of traffic and parking conditions on the site and in the general area.

The use will not intensify any traffic or parking conditions that would exist for any other permitted use at the site. In fact, the conditions will be less intense than a dine-in restaurant use, and will closely resemble a pharmacy or convenience store use.

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.

No additional public services or facilities will be created or required. Therefore, the use will not have any detriment on the social and economic welfare of the community. Rather, the use will be beneficial to those who need these services, whether residents or visitors to the Ann Arbor community.

F. Variance Information

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

No other variance is known to be needed at this time, and the plans for creating and operating the use will comply with all zoning and regulatory requirements of the City.

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

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: 8/28/18

Signature: *Vincent Asmar*

Vincent Asmar
32825 Northwestern Hwy. F/Hills Mt 48334
(Print name and address of petitioner)

STATE OF MICHIGAN
Oakland *8/28/18*
COUNTY OF WASHTENAW

On this 28th day of August, 2018, 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: *[Signature]*

My Commission Expires: July 27, 2021

