



MEMORANDUM

RE: 2025 Traverwood Drive – Project Narrative and ZBA Standards for Approval

DATE: April 17, 2023

PROJECT NARRATIVE

Traverwood Properties III, LLC (First Martin Corporation) is requesting approval from the City of Ann Arbor Zoning Board of Appeals to allow for a proposed medical/dental office use in the existing office building. The site is currently zoned R4D and the existing office building is a nonconforming use. No site improvements or exterior building modifications are being proposed as part of this request. The existing multi-tenant office building is roughly 28,328 square feet in size and was constructed in 2000. Per Section 5.32.1.A of the Unified Development Code, an existing nonconforming use may be changed to another nonconforming use after approval of the Zoning Board of Appeals.

STANDARDS FOR APPROVAL

1. *That such change in use will have a less detrimental effect on neighboring property than the existing nonconforming use.*

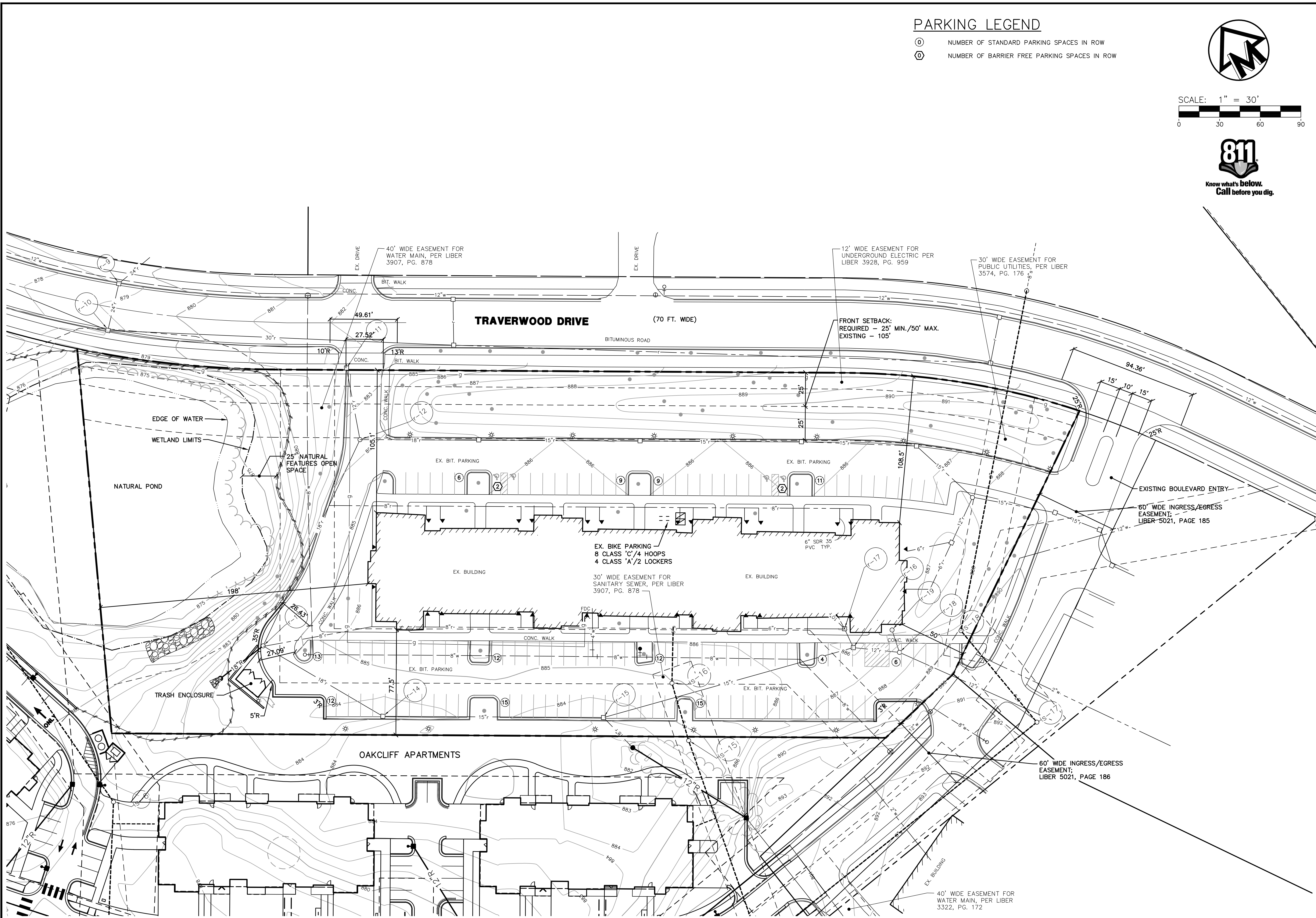
The site is currently zoned R4D, however, the site was previously zoned to allow for office uses and the site has been continuously used as a multi-tenant office building since its construction. While many experts agree that the commercial real estate market is returning to near pre-pandemic levels, the demand for office space continues to lag behind. Many companies are still evaluating the amount of office space they actually need with the prevalence of remote and hybrid work. Medical/dental office space, however, is not as impacted by this trend and is still in demand throughout the area. Repurposing this existing office building to allow for medical/dental office uses would encourage the use of existing infrastructure and reduce the need for construction of new medical/dental office buildings elsewhere in the City, as well as allow this property to continue providing an economic contribution to the community and tax base.

The site is located near the intersection of Plymouth Road and Traverwood Drive, in a heavily traveled area of the City. The properties to the south of this site are currently zoned O: Office, and the properties to the north and east of the site are zoned ORL: Office, Research, Limited Industrial. The Oakcliff Apartments are located immediately west of the site and are also zoned R4D. Nearly all of the parcels surrounding the subject site, including the apartments, are owned by First Martin Corporation, and First Martin has a great long-standing relationship with the neighbors at the Islamic Center of Ann Arbor (2301 Plymouth Road).

The existing site has the necessary infrastructure in place to support the requested medical/dental office use. The site has direct access onto Traverwood Drive and includes approximately 128 parking spaces, as well as the necessary utilities and storm water management facilities. Use of the site as a medical/dental office is not expected to have any detrimental effects on neighboring properties, will be comparable to the impact of the current office use, and will provide a service to residents of the adjacent apartment units and the broader Ann Arbor community.

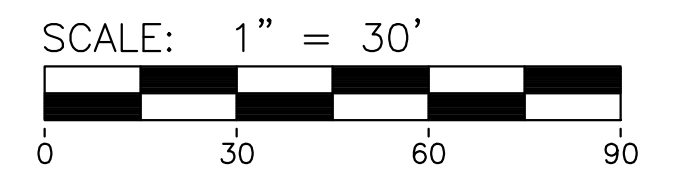
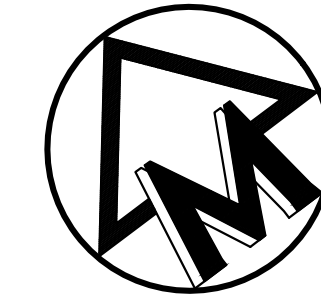
We thank you for your consideration of this request, and look forward to discussing this project with you.

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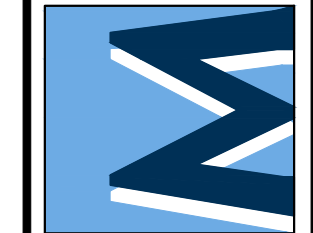
PARKING LEGEND

- ① NUMBER OF STANDARD PARKING SPACES IN ROW
- ② NUMBER OF BARRIER FREE PARKING SPACES IN ROW



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MIKE MARTIN
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2025 TRAVERTWOOD DRIVE
ZBA APPLICATION
EXISTING CONDITIONS PLAN

01

JOB No.	23119
DATE:	04/14/2023
SHEET:	01 OF 01
REV. DATE:	
ADD:	CMB
ENG:	CMB
PK:	CMB
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