



Legislation Details (With Text)

**File #:** 16-0472      **Version:** 1      **Name:** 5/16/16 - Zoller Building Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 5/16/2016      **In control:** City Council  
**On agenda:** 5/16/2016      **Final action:** 5/16/2016  
**Enactment date:** 5/16/2016      **Enactment #:** R-16-199

**Title:** Resolution to Approve Zoller Building Site Plan, 3900 Research Park Drive (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Zoller Staff Report 03-15-16, 2. 3-15-2016 CPC Draft Minutes on Zoller Bldg Site Plan for City Council.pdf

Date	Ver.	Action By	Action	Result
5/16/2016	1	City Council	Held and Closed	
5/16/2016	1	City Council	Approved	Pass

Resolution to Approve Zoller Building Site Plan, 3900 Research Park Drive (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a new 44,525 square foot single-story research and sales office with a product display area and warehouse. The new building will contain 29,850 square feet of research and office, 13,500 square feet of warehouse and 1,175 square feet of garage area.

Petition Summary:

- The Site Plan proposes construction of a 44,525 square foot single-story research and sales office with a product display area and warehouse. The new building will contain 29,850 square feet of research and office, 13,500 square feet of warehouse and 1,175 square feet of garage area. Zoller designs and manufactures precision tools for measuring, presetting and balancing machines.
- The project site plan proposes 88 exterior vehicle parking spaces, with an additional 3 parking spaces located in a small attached garage. There will be 11 covered Class A bicycle parking spaces provided within the enclosed garage. A loading dock area and truck well for deliveries and pickups will be located at the rear of the building.
- The project proposes a total of two curb cuts leading to Research Park Drive. Both curb cuts will be used to access the vehicle parking as well as the loading dock area. Variances (width and turning radius) were required in order to construct the requested driveways. The variances were supported by Engineering staff to help preserve landscaping as well as increase safe turning radius by large trucks. The Zoning Board of Appeals granted the required variances on April 27, 2016.

- The existing parcels are vacant and must be combined prior to issuance of Building Permits.

The City Planning Commission, at its meeting of March 15, 2016, recommended approval of this request contingent upon the Zoning Board of Appeals granting the required variances.

Attachments: 03-15-16 Planning Staff Report  
03-15-16 Planning Commission Minutes  
Prepared By: Matt Kowalski, City Planner  
Reviewed By: Benjamin Carlisle, Interim Planning Manager  
Derek Delacourt, Community Services Area Administrator

Whereas, Zoller Properties LLC has requested site plan approval in order to develop Zoller Building Site Plan;

Whereas, The Ann Arbor City Planning Commission, on March 15, 2016, recommended approval of the petition;

Whereas, With the requested variances approved, the development would comply with the ORL (Office/Research/Limited Industrial) zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That City Council approve the Zoller Building Site Plan, upon the condition that both parcels are combined prior to issuance of Building Permits.