



Legislation Details (With Text)

**File #:** 14-0955      **Version:** 1      **Name:** 8/7/14 - Research Park Lots 26-31 Area Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 8/7/2014      **In control:** City Council  
**On agenda:** 8/7/2014      **Final action:** 8/7/2014  
**Enactment date:** 8/7/2014      **Enactment #:** R-14-281

**Title:** Resolution to Approve the Research Park Lots 26-31 Area Plan, 3886, 3900, 3944, 3950 and 3958 Research Park Drive (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 6/3/14 Planning Staff Report, 2. 6-3-2014 CPC Research Park Lots 26-31 Rezoning-Area Plan Minutes.pdf

Date	Ver.	Action By	Action	Result
8/7/2014	1	City Council	Held and Closed	
8/7/2014	1	City Council	Approved	Pass

Resolution to Approve the Research Park Lots 26-31 Area Plan, 3886, 3900, 3944, 3950 and 3958 Research Park Drive (CPC Recommendation: Approval - 7 Yeas and 0 Nays)  
This resolution will approve the area plan for six platted lots proposed to be rezoned from RE (Research District) to ORL (Office/Research/Limited Industrial District). A petitioner must submit an area plan with a rezoning request to show conceptual development of the area to be rezoned. Site plan approval is required before any of the development shown on the area plan may be constructed.

Petition Summary:

- Six new buildings are proposed on six parcels, each with associated surface parking and storm water detention. One of the proposed buildings is proposed to be an indoor/outdoor tennis facility. The outdoor component of the tennis facility would require an amendment to the ORL district, which currently does not allow outdoor recreation uses.
- Associated petitions submitted by the property owners request 1) rezoning from RE (Research) to ORL uses for Lots 26-31 of Research Park and 2) an amendment to Chapter 55 to allow outdoor recreation as a special exception use in the ORL zoning district.

The City Planning Commission, at its meeting of June 3, 2014, recommended approval of the area plan request.

**Attachments:** June 3, 2014 Planning Staff Report  
June 3, 2014 Planning Commission Minutes  
**Prepared By:** Jeff Kahan, City Planner  
**Reviewed By:** Wendy L. Rampson, Planning Manager  
Sumedh Bahl, Community Services Area Administrator

Whereas, Qubit Group, LLC and BMS Holdings, LLC have requested area plan approval in order to develop six buildings on Research Park Lots 26-31;

Whereas, The Ann Arbor City Planning Commission, on June 3, 2014, recommended approval of the petition;

Whereas, The development would comply 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;

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; and

Whereas, The proposed uses or other uses permitted under the associated amendment to ORL (Office/Research/Limited Industrial District) are compatible with the City's adopted plans and policies.

RESOLVED, That City Council approve the Research Park Lots 26-31 Area Plan dated June 3, 2014.