

8/18/09 Planning Commission Minutes

a. Public Hearing and Action on Briarwood 12 and 13 Hotels Amended PUD Site Plan and Supplemental Regulations, 8.28 acres south side of Briarwood Circle. A proposal to revise the approved PUD Site Plan to eliminate all off-site parking and to add 54 on-site parking spaces, and to increase the total floor area of Hotel 'B' by 620 square feet- Staff Recommendation: Approval

Cheng explained the proposed amendments.

Jeff Cramer spoke representing Raymond Management Company the applicant for the project, clarified that, Phase One of the project was the smaller hotel with 97 rooms and Phase Two was the 130 room hotel.

Noting no further speakers, Bona declared the public hearing closed.

Moved by Pratt, seconded by Westphal, that the City of Ann Arbor Planning Commission hereby recommends that the Mayor and City Council approve the Briarwood Lots 12 & 13 Amended 8/13/09 PUD Supplemental Regulations, and 7/27/09 PUD Site Plan and 8/13/09 Development Agreement.

Briggs expressed concerns with vehicle parking and bicycle parking. She believed that the 227 proposed spaces did not take into account that there would be a number of commuters. She added that she was concerned with the employees parking in Mall parking without permission and she asked if Class A bicycle parking was uncovered.

Cheng replied Class A was enclosed.

Cramer stated that generally at hotels the staff was heaviest in the late morning while the rooms are being cleaned and the guests are checking out at the same time. He said that typically hotels do not run at 100 percent occupancy and a lot of people do not drive to hotels. He added that he was very comfortable with the 1:1 room ratio per parking space.

Mahler expressed a concern with how staff would enforce the protection of the woodland. He asked if there would be any penalties that would go along with a violation or would they have to pay for the repairs to any disturbed natural features.

Cheng stated that they would be required to come back to the Planning Commission and there would be required mitigation. He said there would be replacement stipulations for removal of any of the woodland. He said staff would monitor the woodland during construction and there would be land development and grading officers onsite while the retaining wall is built. He said if there was a problem, the developer would be required to come before the Commission and produce mitigation plans.

Mahler asked whether the disconnection on the footing drains would take place prior to or during Phase 1.

Cheng replied that would happen before Certificate of Occupancy of Phase 1 and Phase 2.

Mahler stated that other than his two previous concerns, he agreed with the site being appropriate for hotel use, and he was comfortable with the FAR at 38% considering that it could be much higher for other districts. He supported the project when it was before the Commission as a PUD and was in support now.

Westphal asked if it was anticipated that employees would arrive by bus and the location of the bus stops.

Cheng believed bus #7 went by the front of the site but he was unsure if the employees would use public transportation.

Westphal asked if the petitioner could clarify where the bus stops were located.

Earl Ophoff, of Midwestern Consulting, representing the petitioner, stated that a bus traveled in both directions on Briarwood Circle Drive and there is a sign closer to the previous Lazy-Z-Boy location for buses going east. He said the buses going west are opposite the site. He said the signs are moved based on population and demand.

Derezinski asked if studies were done to determine if people staying at hotels near malls would shop there as well.

Cramer replied that they looked at the shopping experience as an amenity to the hotel rather than a destination. It is nice for the guest to have a meal and also do some shopping at the mall, he said, but he did not believe that it is a draw to the hotel.

Derezinski asked why they would be doubling the size when they do not run at a 100% occupancy rate.

Cramer said they changed the room mix a bit and that increased the overall building size by 600 square feet, which would not add density.

Derezinski asked if this would add more variety of room types.

Cramer said a different type of room that would be more accepted in the market for leisure demand is being constructed.

Derezinski said he was impressed with the project and was glad that it is being done.

Woods asked where the sidewalks would be located.

Cheng stated that you can see in the woodland areas where the sidewalk is looped around and there are sidewalks that front Briarwood Circle Drive and also future connections to the hotel. He said there are additional sidewalks that go back to the woodchip paths near the woodland area.

Woods asked if the sidewalk going through the woodland area was a nature trail that people could use and if it was for the benefit of the guests at the hotel as well as any residents living in surrounding areas.

Cheng replied yes.

Bona asked if staff could clarify an item in the supplemental regulations, under Section 4, PUD regulations, Item E, under lot size. She said it says that "the PUD may be further subdivided into no more than two lots," and asked if it is referring to lots 12 and 13.

Chris replied that this was correct.

Bona said it is coming to the Commission as one site but it could be subdivided into two. She said under the development agreement P-16 it says "no lot may be divided such that an additional parcel is created." She believed that was a contradiction and should be changed. She had no problem dividing the lots, and asked if the storm water system would also be phased.

Cheng did not believe the storm water system would be phased because there was already enough volume there for both phases but said that the Engineer could answer with greater detail.

Ophoff said that the detention was in a pond on the west side and in the storm water system, with the exception of the surface flow south of the parking lot. He said the collected underground portion of the storm system flows to the pond on the west. He said the storm system main would be put in the individual storm sewer part that serves Phase 2. He said parking would not be constructed but the rest of the system would be. He stated that the main line would be put in at Phase 1, but only the finished portion would be taken care of at that point.

Bona asked if the temporary drive is the drive of Hotel A that would go in at Phase 1 and if it was in its permanent location.

Ophoff stated that the drive would be put in its permanent location, but that it has to be taken out to put the utilities under it when Phase 2 is constructed.

Bona asked if it would be reconstructed but not moved.

Ophoff replied yes.

Bona said that this was a very efficient use of the City's property and of infrastructure. She supported the project.

A vote on the motion showed:

YEAS:	Bona, Briggs, Derezinski, Giannola, Mahler, Pratt, Westphal, Woods
NAYS:	None
ABSENT:	Carlberg

Motion carried.