

DRAFT
1/14/08

202 SOUTH DIVISION STREET SUPPLEMENTAL REGULATIONS

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the development of a hotel in an innovative manner that will further the goals of the Central Area Plan and Downtown Area Plan.

Purposes

- Create a quality hotel environment close to downtown and University of Michigan campus.
- Create short-term accommodation opportunities in the downtown area.
- Provide needed services for businesses in this area.
- Develop an underutilized site, located in a strategic location.
- Provide economic stimulus to retail/restaurant enterprises in this area.
- Further the long-term planning objectives of Downtown Core Plan for this area.

Section 2: Applicability.

The provisions of these regulations shall apply to the property described as follows:

PARCEL I:

THE NORTH 80 FEET OF LOT 8 AND THE NORTH 80 FEET OF THE EAST ½ OF LOT 7, BLOCK 2 SOUTH, RANGE 6 EAST, ORIGINAL PLAT OF THE CITY OF ANN ARBOR, AS RECORDED IN TRANSCRIPT, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS, EXCEPTING THAT PART OF LOT 8, INCLUDED IN DIVISION STREET.

AND

PARCEL II:

THE SOUTH 41 FEET OF LOT 8 AND THE SOUTH 41 FEET OF THE EAST ½ OF LOT 7; ALSO THE SOUTH 11 FEET OF THE NORTH 91 FEET OF LOT 8 AND THE NORTH 91 FEET OF THE EAST ½ OF LOT 7, BLOCK 2 SOUTH, RANGE 6 EAST, ORIGINAL PLAT OF THE CITY OF ANN ARBOR, AS RECORDED IN TRANSCRIPT, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS, EXCEPTING AND RESERVING THERE FROM A RIGHT OF DRIVEWAY OVER A STRIP OF LAND SIX FEET IN WIDTH ACROSS THE SOUTH END OF SAID ABOVE DESCRIBED LANDS, AND ALSO EXCEPTING THAT PART OF LOT 8 INCLUDED IN DIVISION STREET.

Further, the provisions of these regulations shall be adopted and incorporated into the 202 South Division Street PUD Zoning District. These regulations, however, are intended to supplement only those provisions in the City Code that may be modified as part of a PUD and shall not be construed to replace or modify of the provisions in the City Code.

Section 3: Findings

During the public hearings on this Planned Unit Development, the Planning Commission and City Council determined that:

A. It is desirable to develop the property as a hotel. The hotel furthers the goals of the downtown plan by encouraging sensitive, attractive and innovative development in downtown Ann Arbor and pays special attention to the interface zones between central Ann Arbor and residential neighborhoods; and insures that projects in these areas both contribute to downtown liveliness and helps buffer established neighborhoods from further erosion, while encouraging land use and development patterns which draws people downtown and fosters an active street which contributes to its function as an urban neighborhood.

B. Elements of the PUD Zoning District that justify its creation include providing innovative design features:

- Increase landscaping in South Division Street corridor.
- Subsurface storm water management system.

Economy and efficiency of land use and energy:

- Pedestrian Orientation – Create additional streetscape which will compliment and enhance DDA South Division Street redevelopment.
- Strategic location provides efficient pedestrian access to destinations
- Reduces vehicle trips.

Provides hotel accommodation opportunities particularly suited to the needs of the visitors & businesses of the City of Ann Arbor:

- HOTEL: Provide 120-room hotel in the Core Downtown Area.

Promotes innovation in land use and variety in design, layout and type of structures which furthers the stated goals and physical characteristics of adopted land use plans and policies

- Unique strategic location encourages pedestrian orientation and convenience to area businesses.
- Economic Stimulator: Redevelop under utilized site in key strategic area to become economic stimulator
 - McKinley Towne Centre Development: Provide service for office tenants and visitors to the community, as well as a compliment to the McKinley Towne Centre Development
 - Creates new job opportunities downtown.

Quality Development - This project represents a quality development which will enhance the economic vitality of the downtown core and adds to the diversity of uses in the McKinley Towne Centre development.

C. The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of special privilege nor the deprivation of property rights.

Section 4: PUD Regulations

This PUD shall allow the following uses on this site:

Permitted Principal Uses shall be:

- A. Hotel with 120 rooms MAXIMUM.
- B. Ground floor uses may include, but are not limited to pool, exercise room, retail uses including sales of apparel and accessories, variety and general merchandise, miscellaneous retail such as antiques, art, flower, jewelry, gifts and novelty and restaurant.

Permitted Accessory Uses shall be:

- A. Maintenance and management areas and storage, and utility structures, provided they are located and screened to not be detrimental to the residential environment or the pedestrian oriented character of abutting streets.
- B. Wireless communication antennas if affixed to building.
- C. Automated banking machines if inside building or affixed flush to building.

Supplemental Conditions:

- A. Setbacks:
 - East Washington Street 0 feet MINIMUM
 - South Division Street 0 feet MINIMUM
 - Alley 6 feet MINIMUM
 - West property line 5 feet MINIMUM
- B. Height: 110 foot height MAXIMUM / 9 stories above grade.
 - ~~4-~~ Excludes architectural elements, mechanical equipment, mechanical penthouses, or chimneys. Roof -top mechanical units shall be screened from view from street right-of-way.
- C. Lot Size: MINIMUM of 8,763 square feet
- D. Floor Area Ratio: FAR 709% of site area (above grade) 63,000 square feet MAXIMUM
Lower level mechanical room 3,600 square feet MAXIMUM
- E. Landscaping, Screening and Buffers:
 - 1. Buffering requirements: NONE
 - 2. Street Trees: 6 street trees are to be placed along South Division Street
 - 3. Street Trees: 4 street trees are to be placed along East Washington Street
- F. Site Access:
 - Vehicular Access:
 - 1. Parking: Drop-off lane on South Division Street (covered canopy extending into South Division Street right-of-way – 14-foot clearance)
 - 2. Refuse collection: One screened collection point off of shared access easement located adjacent to the south property line.
 - 3. Loading & Delivery Zone: One in shared access easement located adjacent to the south property line.
 - 4. Bicycle Parking: Four Class A spaces MINIMUM
- G. Architectural Design Guidelines:
 - 1. Development on this property shall substantially comply with the following architectural design guideline principles:
 - High quality, durable materials:
 - ~~1-~~ a. Materials should be proven to be durable in the local climate.
 - ~~2-~~ b. Façade material should maintain an intended finish over time, or acquire a patina that is understood to be an outcome of normal interaction with the elements.
 - ~~3-~~ c. ~~Attach m~~Materials should be attached in a manner that will maintain secure connections and closure along surfaces.

4. d. Materials should withstand on-going contact with the public, sustaining impacts without exhibiting substantial change in surface appearance, or materials should be installed in a location where the building is not subject to frequent pedestrian contact.

Materials that convey a sense of human scale and visual interest through texture, finish and detailing:

4. a. Materials applied in units, panels or modules should help to convey a sense of scale and provide a sense of texture through shadow lines and other attributes that provide visual interest.

2. b. Large panelized products and extensive featureless surfaces should not be used ~~are~~ inappropriate.

3. c. Creative, contemporary uses and applications of materials are encouraged.

2. The following specific details and elements shall be used, incorporated and provided:

a4. Primary exterior façade materials shall be masonry (natural brick or stone) and glass.

b2. Use of exterior insulation finishing systems shall be used as an accent material only. Accents may also include cast-stone, pre-cast concrete or synthetic stucco.

c3. -Glazing systems at street level shall be glazed with clear glass. Lightly tinted glass may only be used on windows above eye level.

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