

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 20, 2024

SUBJECT: 3750 Washtenaw Avenue - Site Plan for City Planning Commission Approval
File No. SP23-0015

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 3750 Washtenaw Site Plan with Landscape Modification to allow required street trees to be planted on private property based on the lack of sufficient area within the ROW.

STAFF RECOMMENDATION:

Staff recommends that the **site plan** with landscape modification be **approved** because the contemplated development complies with all applicable state, local, and federal laws, ordinances, standards, and regulations. The development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

LOCATION:

The 2.82-acre subject site is on the south side of Washtenaw Avenue near US-23 in Ward 3.



Figure 1 Aerial image of subject parcel, shown in teal rectangle.

SUMMARY:

Development Proposal:

- New 101,357 sq. ft. four-story hotel with 159 hotel rooms, indoor pool, outdoor patio with seating
- Existing building to be razed

Transportation and Infrastructure

- 110 vehicular spaces: 28 EV-Installed, 82 EV-Capable, 1 EV-Installed Barrier Free
- 6 Class A bicycle parking lockers
- Two curb cuts from Yost
- Public sidewalks exist along Yost and Washtenaw, sidewalk connections to hotel from both

Stormwater Management and Natural Features:

- No existing stormwater management
- New underground runoff management system for up to 100-year storm
- Two landmark crabapple trees will be removed, mitigation trees provided on-site

Landscape Modification:

- Meets landscape code except Street Tree location requirements
- Modification requested due to lack of sufficient planting area in public ROW; required trees provided on private property

Sustainability Summary:

- High-efficiency appliances, LED lighting
- All-electric in-room heating, heat pump system; no natural gas connection
- Rooftop solar and battery storage system (Details provided at the meeting)
- 28 EV charging stations proposed (28 required)

DETAILED DESCRIPTION OF PETITION:

The development proposal is to construct a new 101,357 square-foot, four-story hotel with 159 rooms, an indoor pool, and an adjacent outdoor patio with a pergola structure. The site has frontages on Washtenaw Avenue, Yost Boulevard, and the US-23 entrance ramp. Vehicular access will be provided from two curb cuts on Yost Boulevard, with the building set back 19 feet 6 inches from Yost.

The parcel is zoned for commercial use per the City of Ann Arbor Master Plan Land Use Element. Adjacent land uses include commercial properties to the west and north (across Washtenaw), and a single-family residential neighborhood to the south. A conflicting land use buffer will be provided between the parking lot and the residential area.

The parking plan includes 110 vehicular spaces, with 28 Electric Vehicle (EV) installed spaces and 82 EV-capable spaces. For bicyclists, 6 Class A bicycle parking lockers will be provided on-site. New public sidewalk connections will be constructed to the existing sidewalks on Washtenaw Avenue and Yost Boulevard.

Two low-quality landmark trees will be removed for construction and mitigated on-site per City Code requirements. Bio-infiltration islands will be installed as required. A landscape modification is requested due to insufficient planting area in the public right-of-way (ROW). The required number of trees will be provided on private property, which staff supports.

Sustainability: The building will utilize electricity and heat pumps for heating and cooling of all rooms. Rooftop Solar Panels and battery storage are proposed, details are being finalized. Per the applicant, the project will also use high-efficiency appliances and interior lighting, LED public and exterior lighting. See Sustainability Narrative in STREAM (link below).

Citizen Participation: Per the Citizen Participation Ordinance, the petitioner provided a postcard notification to surrounding residents. No public comments were received in response to the mailing.

COMPARISON CHART

	EXISTING	REQUIRED	PROPOSED
Zoning	C3 (Fringe Commercial)	-	C3 (Fringe Commercial)
Lot Area	122,972 sq ft (2.82 acres)	6,000 sq ft MIN	122,972 sq ft (2.82 acres)
Lot Width	279.4 feet	60 ft MIN	279.4 feet
Floor Area	83,274 sq ft	N/A	101,357 sq ft
Floor Area Ratio	68%	200% MAX	104%
Building Height	Approx. 30 ft/3 stories	55 ft/4 stories MAX	50 ft/4 stories
Front Setback-Yost	82.7 ft	10 ft MIN/25 ft MAX	19.5 ft
Front Setback-Washtenaw	130.9 ft	10 ft MIN/25 ft MAX (at least one front must comply)	160.8 ft (Yost frontage complies)
Side Setback (South)	54.1 ft	50 ft (abuts residential zoning)	64.7 ft
Rear Setback (East)	24.7 ft	0 ft	53.2 ft
Parking – Automobiles	154 parking spaces	25% EV-I (28 spaces) 75% EV-C (82 spaces)	110 spaces 28 EV-I spaces 72 EV-C
Parking – Bicycles	None	6 spaces (Class A 100%)	6 Class A

SURROUNDING LAND USES AND ZONING

LAND USE		ZONING
North	Commercial (across Washtenaw)	C3 (Fringe Commercial District)
East	Commercial	TWP (Township Zoning)
South	Residential	R1C (Single-Family Residential District)
West	Commercial	C3 (Fringe Commercial District)

OUTSTANDING STAFF COMMENTS:

None.

Prepared by Matt Kowalski, City Planner
Reviewed by Hank Kelley, Deputy Planning Manager
6-12-2024

Attachments: Site Plan Set dated 4/25/2024
Zoning Map
Aerial Map Zoom
Aerial Map
[Additional Project Files \(STREAM\)](#)

c: Engineer – Stonefield Engineering (Eric Williams)
Applicant and Architect – Bowers and Associates (Mark Wright)
Owner – US23 Lodge, LLC (Jimmy Garmo)
Systems Planning
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