

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For the Planning Commission Meeting of June 16, 2020

**SUBJECT: Home2 Hotel
(361 West Eisenhower Parkway)
Site Plan for City Council Approval – Project No. SP18-051**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Home2 Hotel, 361 West Eisenhower Parkway, Site Plan and Development Agreement.

SUMMARY:

A proposal to construct a four-story, 71,662 sf hotel with 115 rooms. Parking will be provided in 115 car parking lot accessed by three driveways on Signature Boulevard. The maximum height of the building will be four stories and 58 feet 8 inches.

LOCATION:

The site is located on the south side of West Eisenhower Parkway at Signature Boulevard.

STAFF RECOMMENDATIONS:

Staff recommends that the **site plan** 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; and the development does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare.

SITE PLAN:

Description – The existing 3,981 square foot one-story office building will be demolished in order to construct the new hotel. The site currently has one curb cut to Signature Boulevard that leads to a 48-car parking lot. The petitioner is proposing to construct a four-story, 71,662-square foot, 115 room hotel. The site plan proposes a 115 space parking lot accessed via three curb cuts from Signature Boulevard. Four Class A bicycle spaces and 4 Class C (two for each building) will be provided. Storm water treatment for the site will consist of bioretention islands and underground storage. Due to the low rate of infiltration at the site, the stormwater system capacity is increased

by 20% per City Code. Water will be detained and slowly released to the larger storm water system.

A development standards review is provided below. Additional descriptions and notable details of the site plan include:

- **Setbacks** – The O(Office) district requires a minimum front setback of 15 feet and a maximum front setback of 40 feet. For new buildings, the minimum and maximum front setback standard applies to at least one of the street fronts. The hotel is set back 30 feet from the front property line along Signature Boulevard and 40 feet from West Eisenhower Parkway. Side and Rear setbacks are zero when not abutting residentially zoned land.
- **Height** – The O district has no maximum height except in any area on a parcel extending 300 feet from abutting residentially zoned land, the maximum height limits shall be 55 feet and 4 stories. This parcel is greater than 300 feet from residentially zoned land to the south and does not abut any other residentially zoned land. The maximum height of the building is 4 stories and 59 feet.
- **Landmark Trees** – There are four landmark trees located on or adjacent to the site. These trees will not be removed and will be not be impacted by construction.
- **Crosswalk** – Transportation Staff requested the developer provide improved pedestrian access from the site to existing transit stops in the area. Staff identified the need for a crosswalk across Eisenhower Parkway near the site to serve the proposed hotel as well as the existing residences and business in the area. The petitioner has agreed to pay for the installation of a pedestrian crossing near the intersection of Signature Boulevard and Eisenhower Parkway. City staff will design and install the crossing.

Development Standards Review – Staff has reviewed the site plan for compliance with all applicable development standards of the O district provided in Chapter 55 [Unified Development Code](#). A summary of staff findings is provided in the chart below.

		REQUIRED/ PERMITTED	PROPOSED
Zoning		O (Office)	O (Office)
Lot Area		6,000 sq. ft. MIN	111,365 sq. ft.
FAR%		75% MAX	64%
Setbacks	Front (Eisenhower Parkway)	15 ft. MIN 40 ft. MAX	40 ft.

		REQUIRED/ PERMITTED	PROPOSED
	Front (Signature Boulevard)	15 ft. MIN 40 ft. MAX	30 ft.
	Side (E)	0 ft.	1 ft.
	Rear	0 ft.	241 ft.
Height		None *	4 stories, 59 feet
Vehicle Parking		115 spaces (1 space/room)	115 spaces
Bicycle Parking		4 Class A	4 spaces Class A 4 spaces Class C

* No maximum except in any area on a parcel extending 300 feet from an abutting residentially zoned land, the maximum height limits shall be 55 feet and 4 stories.

Staff Comments –The original site plan had the hotel located with a parking lot between the building and Eisenhower Parkway with a façade indistinguishable from the rear façade. Planning Staff requested the architects adjust the building location and eliminate the parking in front of the hotel. After reconfiguration of the site, staff worked with the architects to improve the facades of the building, with a focus on the façade directly visible from Eisenhower Parkway.

Transportation – Staff has identified a need for a non-motorized crossing of Eisenhower Parkway in this location. While not required, the petitioner has agreed to contribute toward the cost of the construction of the crosswalk and installation of a into be designed and installed by the City.

Natural Features Coordinator – Petitioner is still working with staff to revise landscaping elements within the bioretention islands. While the changes are minor, revisions to the Landscape plan are needed before the plan could be recommended for approval. Based on the recommendation of staff the project is okay to proceed to Planning Commission, but these issues must be resolved before City Council action.

Prepared by Matt Kowalski

Reviewed by Brett Lenart

/mg

6/5/20

Attachments: Zoning Map

Aerial Photo

DRAFT Development Agreement

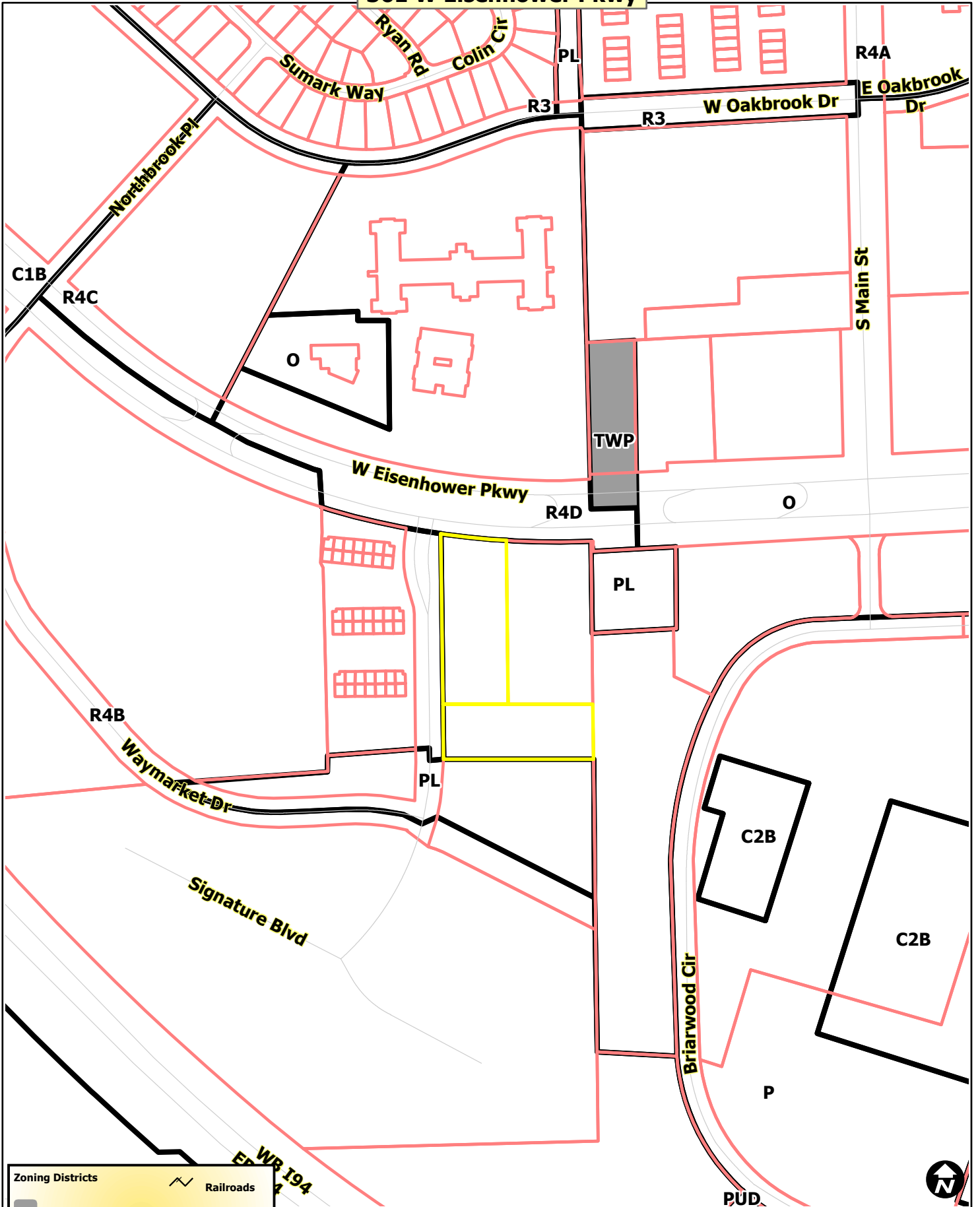
Links: [Site Plan and Architectural Plan](#)

c: Owner and Applicant – Ann Arbor Superior Hotel Group, LLC. (Dante Bacall)
14200 East Jefferson,
Detroit, MI 48215

Applicant's Engineer – Stellar Development, LLC. (Andy Andre PE)

Systems Planning
Project Nos. SP18-051

361 W Eisenhower Pkwy

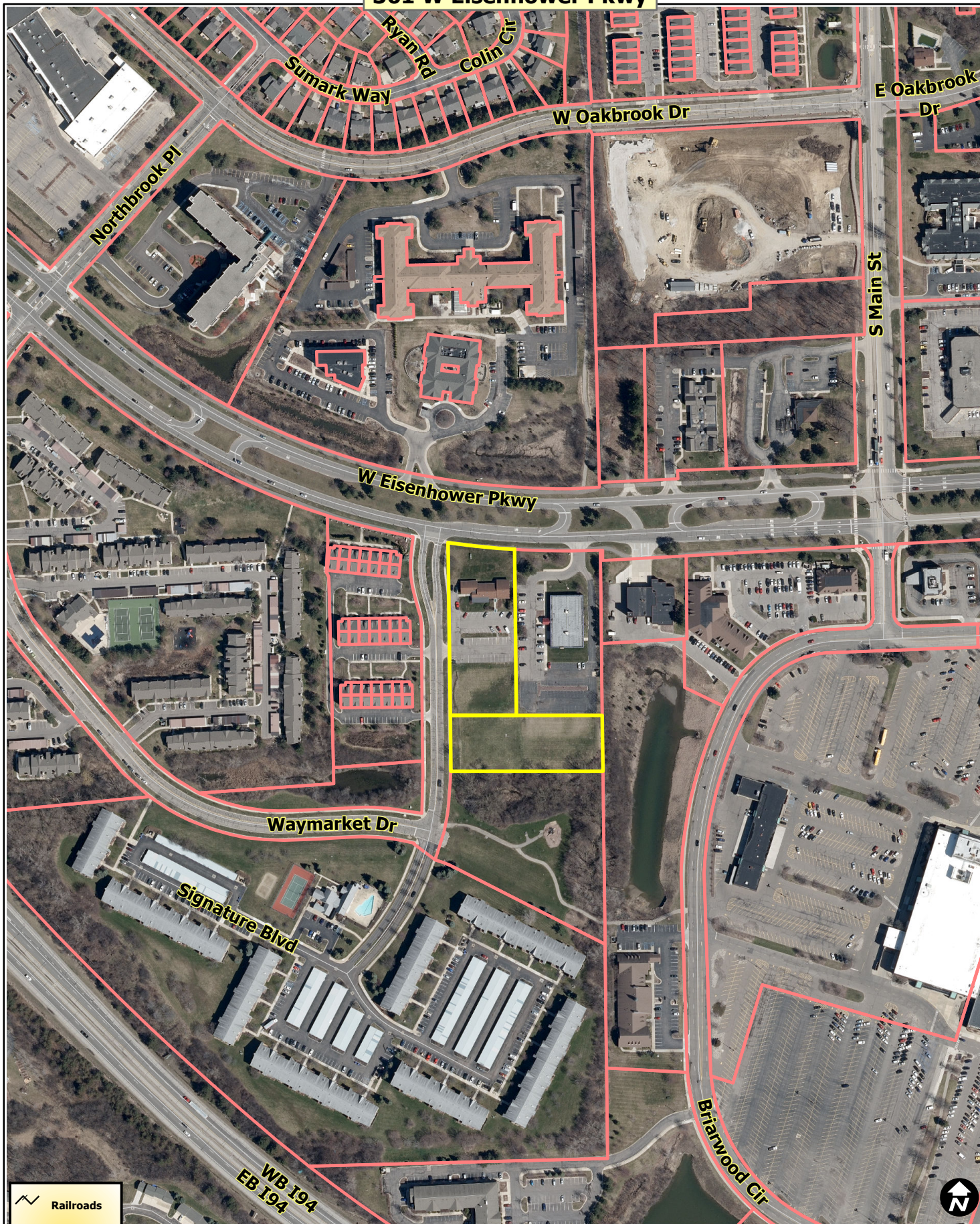


Zoning Districts	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



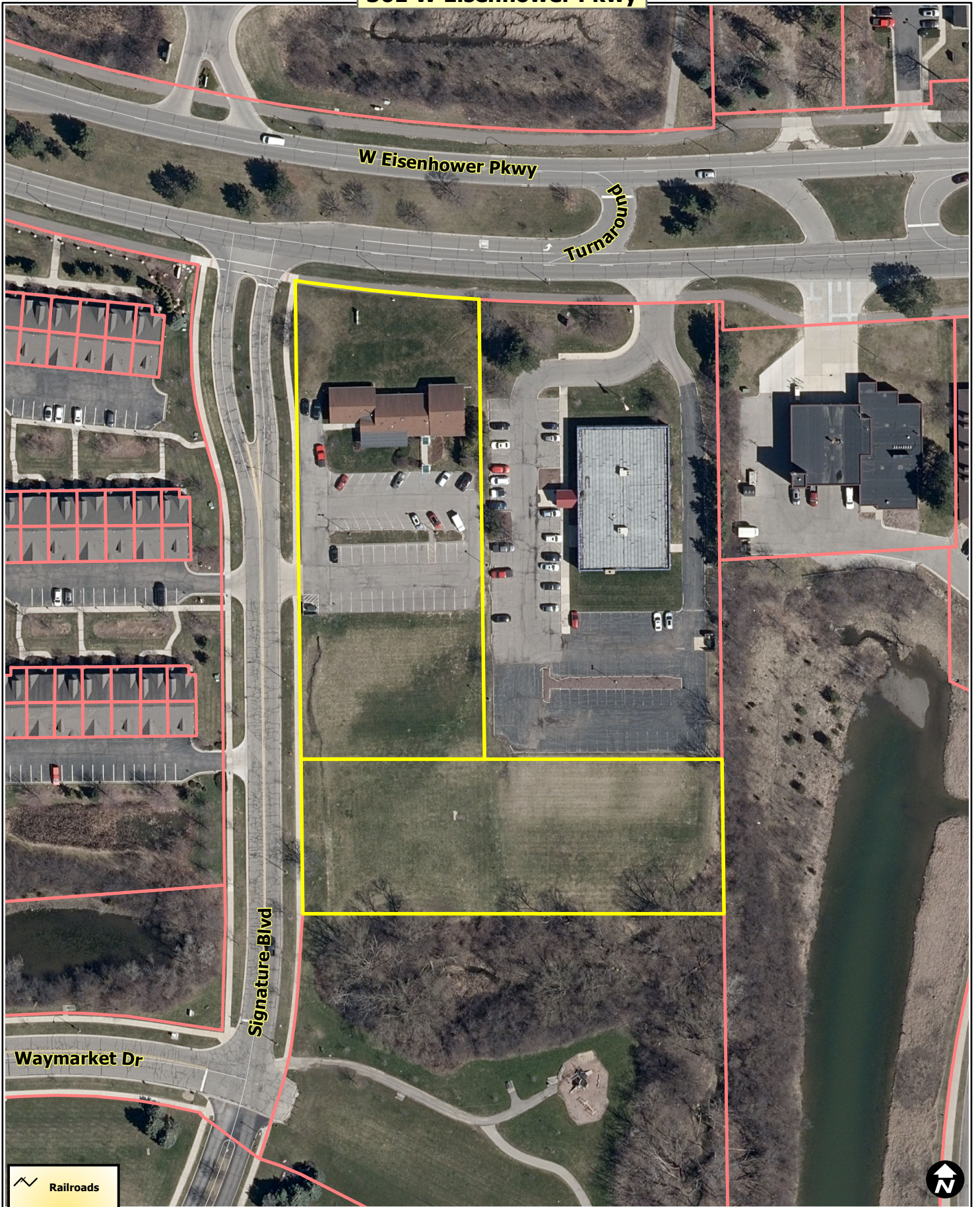
Map date: 8/20/2018
 Any aerial imagery is circa 2018 unless otherwise noted
 Terms of use: www.a2gov.org/terms

361 W Eisenhower Pkwy



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361 W Eisenhower Pkwy



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 8/20/2018
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HOME2 HOTEL DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this ____ day of _____, 20__, by and between the City of Ann Arbor, a Michigan municipal corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and __Ann Arbor Superior Hotel Group, a 14200 East Jefferson, Detroit, MI 48215 Limited Liability Corporation, with principal address at __, hereinafter called the DEVELOPER, witnesses that:

WHEREAS, the DEVELOPER owns certain land in the City of Ann Arbor, described below and site planned as *Home2 Hotel*, and

WHEREAS, the DEVELOPER has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as *Home2 Hotel*, and desires *site plan* and development agreement approval thereof, and

WHEREAS, the DEVELOPER desires to build or use certain Improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to ensure that all of the Improvements required by pertinent CITY ordinances and regulations be properly made, and that the DEVELOPER will install these Improvements prior to any permits being issued.

THE DEVELOPER(S) HEREBY AGREE(S):

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for *construction of public water main and private storm water management systems*, ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all Improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the Improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the DEVELOPER fails to construct the Improvements, the CITY may send notice via first class mail to the DEVELOPER at the address listed above requiring it to commence and complete the Improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the DEVELOPER, if the DEVELOPER does not complete the work within the time set forth in the notice. Every owner of a portion of the property, including co-owners of condominium units, shall pay a pro-rata share of the cost of the work. That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and may be

collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public Improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the DEVELOPER'S engineer inspects.

(P-4) Prior to the issuance of building permits , to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities and public streets. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public Improvement to be conveyed by the easement.

(P-5) To install all water mains, storm sewers, sanitary sewers and public streets, through the first course of asphalt, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits. The final course of asphalt paving shall be completed prior to the issuance of Certificate of Occupancy on the site.

(P-6) To be included in a future special assessment district, along with other benefiting property, for the construction of additional Improvements to *Eisenhower Parkway and Signature Boulevard*, such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees along Eisenhower Parkway and Signature Boulevard frontage when such Improvements are determined by the CITY to be necessary.

(P-7) To indemnify, defend and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the DEVELOPER, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-8) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as additional insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-9) Existing *landmark and street* trees shown on the site plan as trees to be saved shall be maintained by the DEVELOPER in good condition for a minimum of three years after acceptance of the public Improvements by the CITY or granting of Certificate of Occupancy. Existing *landmark and street* trees that are determined by the CITY to be dead, dying

or severely damaged due to construction activity within three years after acceptance of the public Improvements or granting of Certificate of Occupancy shall be replaced by the DEVELOPER as provided by Chapter 55 of the Ann Arbor City Code.

(P-10) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the DEVELOPER to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the DEVELOPER one year after the date of acceptance by the CITY.

(P-11) To construct, repair and/or adequately maintain on-site storm water management system. If the DEVELOPER fails to construct, repair and/or maintain the private storm water management system, the CITY may send notice via first class mail to the DEVELOPER at the address listed above, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the DEVELOPER if the DEVELOPER does not complete the work within the time set forth in the notice.

(P-12) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-13) That traffic mitigation measures in the West Eisenhower Parkway will be beneficial to the DEVELOPER'S property and, therefore, to pay the CITY \$ 36,000 for its share of the cost for traffic mitigation measures, which may include, but are not limited to one or more of the following:

- a) Installation of ADA compliant ramps and connecting sidewalk across the Eisenhower Parkway median.
- b) Removals and site restoration.
- c) Installation of positive contrast street lighting.
- d) Installation of Rapid Rectangular Flashing Beacon (RRFB) pedestrian activated warning system.

The DEVELOPER(S) will pay to the CITY within 60 days of invoicing, its share of the cost of the Improvements.

(P-14) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, DEVELOPER shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-15) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the DEVELOPER proposes any substantive changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes be brought back to the City Council for consideration. The DEVELOPER is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-16) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development Improvements, and within one month after completion or abandonment of construction.

(P-17) DEVELOPER is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of DEVELOPER has (have) legal authority and capacity to enter into this Agreement for DEVELOPER.

(P-18) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved Agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the DEVELOPER complies with the approved site plan and/or the terms and conditions of the approved Agreement. The DEVELOPER shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or Agreement.

(P-19) In addition to any other remedy set forth in this Agreement or in law or equity, if DEVELOPER fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-20) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the *Home2 Hotel*.

(C-3) To use the \$ *insert sum as stated above* contribution for traffic mitigation measures at the *insert name of improvement as stated above*.

(C-4) To provide timely and reasonable CITY inspections as may be required during construction.

(C-5) To record this Agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

Both the DEVELOPER and the CITY agree as follows:

(T-1) This Agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the DEVELOPER, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

City of Ann Arbor, Washtenaw County, Michigan

[ALTA Legal description(s) to be inserted here:]

[Parcel ID Number(s) to be inserted here:]

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the DEVELOPER, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the DEVELOPER in writing that the DEVELOPER has satisfactorily corrected the item(s) the DEVELOPER has failed to perform.

(T-6) This agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

CITY OF ANN ARBOR, MICHIGAN
301 East Huron Street
Ann Arbor, Michigan 48107

By: _____
Christopher Taylor, Mayor

By: _____
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Tom Crawford, Interim City Administrator

Approved as to Form:

Stephen K. Postema, City Attorney

ANN ARBOR SUPERIOR HOTEL GROUP

By: _____
Name, Title

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

The foregoing instrument was acknowledged before me this _____ day of _____, 202__
by Christopher Taylor, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan
municipal corporation, on behalf of the corporation.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

STATE OF _____)
) ss:
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 201____
by _____, _____ of _____-, a
_____, on behalf of the _____.

NOTARY PUBLIC
County of _____, State of _____
My Commission Expires: _____
Acting in the County of _____

DRAFTED BY AND AFTER RECORDING RETURN TO:
Ann Arbor Planning & Development Services
ATTN: Brett Lenart
Post Office Box 8647
Ann Arbor, Michigan 48107
(734) 794-6265

DRAFT