



Legislation Text

File #: 08-0847, **Version:** 1

Resolution to Approve Briarwood Lots 12 and 13 Hotels PUD Site Plan and Development Agreement, 8.28 Acres, 1301 Briarwood Circle (CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Attached is a resolution requesting approval to construct two four-story hotels, consisting of 130 rooms in a hotel on the west side of the site and 97 rooms in a hotel on the east side of the site. The westernmost hotel will also have a pool and small restaurant for hotel guests. On-site parking containing 173 spaces will be provided, as well as an access easement for the use of 26 spaces in the Briarwood Mall parking lot.

A development agreement has been prepared that addresses public and private utilities, improvements to State Street and Eisenhower Parkway, preservation of woodland trees, a street tree planting escrow account, on-site storm water management, lawn care fertilizer use, State Street traffic mitigation measures, noise control, elevations, and footing drain disconnections. The City Attorney's Office has reviewed the agreement and the petitioner has acknowledged concurrence with its provisions.

The City Planning Commission, at its meeting of June 17, 2008, recommended approval of this proposal, subject to providing adequate sanitary sewer capacity and subject to contributing to the cost of mitigating traffic issues.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, Raymond Management Company has requested site plan approval in order to construct two four-story hotels, consisting of 130 rooms in a hotel on the west side of the site and 97 rooms in a hotel on the east side of the site at 1301 Briarwood Circle.;

Whereas, A development agreement has been prepared to address public and private utilities, improvements to State Street and Eisenhower Parkway, preservation of woodland trees, a street tree planting escrow account, on-site storm water management, lawn care fertilizer use, State Street traffic mitigation measures, noise control, elevations, and footing drain disconnections; and

Whereas, The Ann Arbor City Planning Commission, on June 17, 2008, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated August 11, 2008;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That City Council approve the Briarwood Lots 12 and 13 Hotels Site Plan, upon the conditions that (1) the Development Agreement is signed by all necessary parties, (2) all terms of the Development Agreement are satisfied, (3) adequate sanitary sewer capacity is provided, and (4) a contribution is made toward the cost of mitigating traffic issues.