



Legislation Text

File #: 09-0957, **Version:** 1

Resolution to Approve Briarwood Lots 12 & 13 Amended PUD Site Plan and Development Agreement, South Side of Briarwood Circle (CPC Recommendation: Approval - 8 Yeas and 0 Nays) Approval of this resolution will allow for the construction of a 97-room hotel and a 130-room hotel, to be built in two phases.

The City Planning Commission, at its meeting of August 18, 2009, recommended approval of this request.

Petition Summary:

- The amended PUD Site Plan proposes elimination of the 25 off-site parking spaces located north of Briarwood Drive and the addition of 54 on-site parking spaces, increasing the total to 227 spaces or one parking space per hotel room. Additional trees (8) are proposed along the south property line. A retaining wall is proposed to separate the woodland from the parking lot.
- Additional changes to the site plan include an increase of floor area to the east hotel, Hotel B, of 620 square feet (155 square feet per 4 floors) and a reduction in floor area of Hotel A (5,048 square feet) for an overall reduction of 4,428 square feet.
- No additional impacts are proposed to natural features. Preliminary approval has been granted by the Water Resources Commissioner's Office.

A development agreement has been prepared to address public and private utilities, installation and maintenance of street trees, off-site storm water management, footing drain disconnections, and elevations.

Attachments: 8/18/09 Planning Commission Minutes
8/13/09 Draft Development Agreement
Planning Staff Report

Prepared by: Chris Cheng, City Planner

Reviewed by: Wendy L. Rampson, Interim Planning & Development Services Manager and Jayne Miller, Community Services Administrator

Whereas, Raymond Management Company has requested amended PUD site plan approval in order to construct a 97-room hotel and a 130-room hotel with 227 parking spaces to be constructed in two phases;

Whereas, A development agreement has been prepared to address public and private utilities, installation and maintenance of street trees, off-site storm water management, footing drain disconnections, and elevations;

Whereas, The Ann Arbor City Planning Commission, on August 18, 2009, 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 18, 2009;

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 & 13 Amended PUD Site Plan, upon the conditions that (1) the Development Agreement is signed by all necessary parties and (2) all terms of the Development Agreement are satisfied.