



## Legislation Details (With Text)

**File #:** 17-0575      **Version:** 1      **Name:** 6/1917 Holiday Inn Express & Suites  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 6/19/2017      **In control:** City Council  
**On agenda:** 6/19/2017      **Final action:** 6/19/2017  
**Enactment date:** 6/19/2017      **Enactment #:** R-17-240  
**Title:** Resolution to Approve Holiday Inn Express & Suites Site Plan, 3853 Research Park Drive (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Holiday Inn Express Staff Report with Attachments

Date	Ver.	Action By	Action	Result
6/19/2017	1	City Council	Held and Closed	
6/19/2017	1	City Council	Approved	Pass

Resolution to Approve Holiday Inn Express & Suites Site Plan, 3853 Research Park Drive (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 64,518 square foot, 4-story hotel building, with 114 surface parking spaces on this 2.3-acre site, zoned O (Office District).

**Petition Summary:**

- The Site Plan proposes to demolish the existing building and construct a 64,518 square foot, 4-story hotel building, with 114 surface parking spaces. One-hundred year storm water detention is provided below the parking and mitigation trees are planted around the perimeter of the site to mitigate for the 6 landmark trees removed.
- The petitioner is gathering energy efficiency information for the proposed hotel as requested by the Planning Commission and will be available by the City Council Meeting. Additionally, the petitioner has agreed to share energy usage data with the City upon request.

The City Planning Commission, at its meeting of March 21, 2017, recommended approval of this request. The recommendation was based on extensive discussion of potentially deferring a portion of parking and retention of landmark trees along Research Park Drive. The Planning Commission concluded that based on the species, the proposed removal and mitigation of the landmark trees was appropriate. Additionally, the petitioner agreed to share energy usage data with the City upon request.

**Attachments:** 3/21/17 Planning Staff Report  
3/21/17 Planning Commission Minutes  
**Prepared By:** Chris Cheng, City Planner

Reviewed By: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, The Stellar Ann Arbor 3, LLC has requested site plan approval in order to develop a 64,518 square foot, 4-story hotel building, with 114 surface parking spaces;

Whereas, The Ann Arbor City Planning Commission, on March 21, 2017, recommended approval of the petition;

Whereas, The development would comply with the Office zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, 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 and welfare;

RESOLVED, That City Council approve the Holiday Inn Express & Suites Site Plan dated 3/15/17.