



**City of Ann Arbor**  
**Formal Minutes - Final**  
**Planning Commission, City**

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
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Tuesday, April 7, 2015

7:00 PM

City Hall, 301 E. Huron St., 2nd Fl.

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**10-c 15-0407**

Staybridge Suites and Retail Planned Project Site Plan and Rezoning - A request to rezone this 3.56-acre parcel, located at 3850 Research Park Drive, from RE (Research District) to C2B (Business Service District) to redevelop for hotel and retail uses, and a proposal to demolish an existing building and construct a two-story, 9,120-square foot retail building and four-story, 90,198-square foot extended stay hotel with 134 rooms. Access to the site will be provided through a driveway on Research Park Drive. Planned project modification is requested to reduce the front setback along South State Street. (Ward 4) Staff Recommendation: Postponement

*Kowalski presented the staff report.*

**PUBLIC HEARING:**

*Andy Andre, Bud Design & Engineering Services, Inc., 11075 S. Saginaw St., Suite B, Grand Blanc, Architect and Engineer for the project, said this portion of the City is prime for redevelopment and in looking at the market study, it shows a need for hotels within this area and within the City. He said Staybridge Suites is an extended stay hotel offering a mixture of room options, such as studio and one-bedroom units that all have kitchenettes, and are structured for the business type traveler. He said based on their national average, Staybridge has an 11-night stay and the target for this site is about 5 days, as well as re-occurring stays. He said there will be a retail component to this project to bring mixed use to the site. He said they would like the retail building as close as possible to the right-of-way. He said there are no tenants planned for the retail building at this time, since the owners have a broker working on that aspect. He said they are working very closely to be able to address the landmark tree issues and hope to have the revised plans shortly. He explained they will be doing a bio-retention system with infiltration through underground retention, noting that they hit the best soils that he has ever seen. He said this property is deteriorated and is currently un-detained without any underground stormwater, so they will be vastly improving the circumstances and the watershed. He said they plan on using LED lighting as outlined on their lighting plan.*

*Noting no further speakers, the Chair declared the public hearing closed*

*unless it is postponed.*

**Moved by Adenekan, seconded by Clein, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Staybridge Suites & Retail rezoning from RE (Research District) to C2B (Business Service District), and**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Staybridge Suites & Retail Planned Project Site Plan.**

*COMMISSION DISCUSSION:*

*Peters asked if staff preferred to move the zoning forward.*

*Kowalski said staff would like the zoning and site plan to track together.*

*Briere asked about approved projects for the State/Ellsworth corner.*

*Rampson responded that a Jimmy Johns is starting construction directly to the south, and Tim Horton's and Belle Tire are new on Ellsworth.*

*Mills said there seems to be a lot of parking on the hotel site plan. She asked how much parking do they expect to use.*

*Andre said their brand typically requires 1 parking space per room, especially when it is extended stay, and guests are usually solitary versus traveling in groups.*

*Mills noted that she is not concerned about it being a Planned Project, with the commercial building being right up against the right-of-way, since it was still pretty far from the sidewalk. She said anything that makes this area more walkable is good, and she supports moving buildings closer to the sidewalk, as well as adding more sidewalks to this area.*

*Andre said they are extending the public sidewalk along Research Park Drive also.*

*Adenekan asked if the rooms would be efficiency suites.*

*Andre said the one bedroom units would be approximately 500 square feet with kitchenettes.*

*Woods asked about other amenities that would be offered within the hotel.*

*Andre said the hotel will have an exercise room, central core including a gathering space, conference room, meeting facilities, and a pool. He said the owner wants to provide on-site activities and pedestrian options while they are in Ann Arbor. He said some guests bring their bikes.*

*Bona said when she thinks about this location, it doesn't seem pedestrian oriented. She asked what the petitioner saw in this location.*

*Andre said he used to travel a lot and stayed at many hotels and he was always looking for ways to get out for fresh air. He said there are many hotels where you can't even leave the premises, and having a non-motorized path on this site gives guests the opportunity to get out and walk, jog, or leave the grounds.*

*Bona asked what would the petitioner suggest would be most valuable to be added in this area in the future.*

*Jimmy Azmar responded that spurring redevelopment to continuing retail development would be valuable. He said hotel guests are looking for this, along with the garden setting they will have with a gazebo area. He recommended continuing retail northward on State Street.*

*Peters said as a resident of this area, he often travels through this area on his bike and noted it is not the easiest, but improving pedestrian access will greatly improve the area as a whole. He said he understands that Ellsworth is scheduled to be redone soon with improvements to the bike path which will be welcome. Peters said he knows how important it is to be able to get out and move around when one is travelling and often being stuck inside for days at a time.*

**Moved by Peters, seconded by Francisus, to postpone action on this request until the next available meeting after staff comments have been addressed. On a voice vote, the Chair declared the motion carried.**

**Yeas:** 8 - Wendy Woods, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Jeremy Peters, Sofia Franciscus, Sarah Mills, and Bonnie Bona

**Nays:** 0

**Absent:** 1 - Alex Milshteyn