

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 7, 2015

**SUBJECT: Staybridge Suites & Retail Rezoning and Planned Project Site Plan
File Nos. SP14-057 & Z14-028**

PROPOSED CITY PLANNING COMMISSION MOTION

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).

PROPOSED CITY PLANNING COMMISSION MOTION

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

STAFF RECOMMENDATION

Staff recommends that the zoning be **postponed** to allow the petitioner additional time to address staff comments.

Staff recommends that the planned project site plan be **postponed** to allow the petitioner additional time to address landscaping and engineering comments.

LOCATION

The site is located on the east side of South State Street, south of Research Park Drive (South Area). This site is located in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

The site currently is zoned RE, Research District, and is approximately 3.5 acres in size. The petitioner proposes rezoning this site to C2B, Business Service District, demolishing the vacant 17,500-square foot office building and constructing a two-story, 9,120 sf retail building and a four-story, 90,198 sf extended stay hotel with 134 rooms. This project is to be constructed in one phase with the total estimated construction cost of \$6,000,000.

Access to the site will be provided through an existing driveway off Research Park Drive, which will lead to a combined parking lot of 168 parking spaces. Three bicycle parking spaces are proposed inside the hotel and four hoop spaces near the retail store entrance.

A planned project modification is requested to reduce the front setback along South State Street for the proposed retail building from the minimum requirement of 10 feet to approximately 0.5

feet. This reduced front setback places the building 55 feet from the South State Street right-of-way and approximately 85 feet from the east curb line of the road due to a wide right-of-way.

Sidewalk connections to both the hotel and retail building are proposed from the existing public sidewalk along S. State Street, with an additional internal connection off the proposed public sidewalk fronting Research Park Drive.

One hundred year storm detention will be provided underground on the northwest corner of the parking lot. This site provides infiltration and detention with porous soils and has been designed to the new Rules of the Wastenaw County Water Resource Commissioner.

Removal of eight landmark trees located near the northwest corner of the site are proposed, with twenty eight mitigation trees planted around the perimeter. Depressed bioretention islands are provided and exceed the minimum requirement (50% required; 80% provided).

The petitioner held a citizen participation meeting on October 16, 2014. No opposition was voiced for the proposed rezoning and site plan at this meeting. A meeting summary is attached. At the time this staff report was written, no comments have been received from the public.

COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		RE (Research District)	C2B (Business Service District)	C2B
Gross Lot Area		151,196 sq ft	151,196 sq ft	4,000 sq ft MIN
Maximum Useable Floor Area in Percentage of Lot Area		17,562 sq ft (11.6%)	99,318 sq ft (64%)	302,392 sq ft MAX (200%)
Setbacks	Front (north & west)	55 ft – South State St 90 ft – Research Park Dr.	0.5 ft – South State St * 25 ft – Research Park Dr.	10 ft MIN 25 ft MAX
	Side (east)	45 ft	78.9 ft	None
	Rear (south)	307 ft	101.9 ft	None
Building Height		55 ft (4 stories)	52.5 ft (4 stories)	55 ft (4 stories) MAX
Parking - Automobiles		120 spaces	168 spaces	164 spaces MIN
Parking – Bicycles		None	3 spaces - Class A 4 spaces – Class C	3 spaces MIN - Class A 4 spaces MIN – Class C

* Planned project modifications requested.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	O (Office District)
EAST	Research and Development	RE (Research District)
SOUTH	Retail Center (under construction)	C3 (Fringe Commercial District)
WEST	Bank & Restaurant	TWP (Township District)

HISTORY

The existing building on the site was constructed in 1970. This lot was platted in the early 1960's as part of the Research Park Subdivision.

PLANNING BACKGROUND

The South State Street Corridor Plan recommends office uses for this site to provide employment opportunities along this transit corridor. The plan indicates retail uses would be appropriate if the retail buildings were fronted along South State Street to provide direct non-motorized access. The uses should be consistent with those permitted in the retail zoning districts that do not allow drive-throughs by right. Vehicular access should be provided from Research Park Drive in order to limit the number of curb cuts along South State Street to improve safety.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street and Ellsworth.

The Transportation Plan Short-term Recommendations propose intersection improvements at State and Ellsworth intersection, which were recently implemented with the conversion of this intersection to a roundabout. The plan also recommends a traffic corridor study on Ellsworth from State Street to Platt Road, which currently is underway. The Mid-term Recommendations propose a traffic corridor study along South State Street between Eisenhower and Ellsworth Blvd.

ZONING/REZONING JUSTIFICATION

Per Chapter 55 Section 5:107(1), the Zoning Ordinance and Zoning Map shall not be amended except "because of changed or changing conditions in a particular area or in the municipality generally, to rezone an area, extend the boundary of an existing Zoning District or to change the regulations and restrictions thereof."

The petitioner's Petition For Changes In Or Additions To The Zoning Chapter, a form provided by the Planning Department to assist petitioners in providing the required information per Chapter 55 Section 5:108(2)(a)-(g), is reprinted below. The questions are not standards for approval, rather guides to providing sufficient evidence of changed or changing conditions.

Petitioner responses are in plain text; staff comments are in *italics*.

- **The extent to which the zoning/rezoning requested is necessary:**

According to the South State Street Corridor Plan adopted by the City Planning Commission on May 21, 2013 and adopted by the City Council on July 15, 2013, the land use for the subject property is Mixed Use (Commercial/Office/Residential). The proposed mixed use development requires rezoning to C2B.

- **This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:**

The proposed development will serve to revitalize an existing vacant property and provide uses to the surrounding area that are currently unavailable. Also, storm water management will be provided on the proposed site, which currently does not exist.

The proposed rezoning will enhance the public welfare by improving the site and making it more attractive, and adding additional business and residential activity and overall vitality to this area.

- **This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:**

The rezoning is consistent with the Master Plan. The proposed project will provide diversity in the business within the Research Park area and along the South State Street Corridor. The existing property is vacant and this will provide for redevelopment of a deteriorated site.

The proposed rezoning will create more business activity, improve the appearance of the site, provide more retail sales options for residents and businesses.

- **This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:**

Mixed use development of an extended stay hotel along with retail on the property provide a diversity of business within the area and will serve the need of the surrounding population. The proposed project will be a complimentary use with the ongoing improvements and expansion of businesses within the Research Park area.

- **Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:**

There is a demand for an extended stay hotel and supporting retail within the area.

- **Other circumstances which will further justify the requested zoning/rezoning are:**

The rezoning is consistent with the Master Plan.

PLANNED PROJECT STANDARDS

According to Section 5:70 of the Zoning Ordinance, the City Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan, based on the following standards (Petitioner's responses in regular type, staff comments in *italic type*).

- (a) The lot or lots included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel. However, the minimum gross lot size and width requirements may be reduced as part of a planned project for a zero lot line duplex or townhouse development which provides affordable housing for lower income households. For purposes of this section, zero lot line duplex or townhouse development shall mean a development containing attached single-family units on individual lots. In no case may the gross lot size be reduced below the minimum lot area per dwelling unit requirement for the dwelling unit type proposed.**

This lot exceeds the minimum lot size required for C2B zoning.

- (b) The proposed modifications of zoning requirements must provide one or more of the following:**

- 1. Usable open space in excess of the minimum requirement.**
- 2. Building or parking setback(s) in excess of the minimum requirement.**
- 3. Preservation of natural features.**
- 4. Preservation of historical or architectural features.**
- 5. Solar orientation or energy conservation design.**
- 6. An arrangement of buildings that provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure.**
- 7. Affordable housing for lower income households.**

The reduction of the minimum front setback allows for increased useable space on the property. The increase in density of the property is achieved by allowing for a second story of the retail building. The orientation of the building front closer to South State Street allows for interconnectivity of the planned spaces with the pathway on the east side of the road. A new path along the frontage with Research Park Drive is proposed as part of the project.

The reduced setback results in improved pedestrian orientation because it reduces the distance between the retail building and nearby transit stops and public sidewalks.

- (c) The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.**

The proposed ingress/egress for the property will be via Research Park Drive. No direct vehicular access to South State Street is proposed.

The traffic from this project should not be hazardous to the adjacent properties. The existing curb cut off Research Park Drive will continue to be used to access this site.

(d) The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.

The proposed use will serve to support surrounding properties and businesses by providing a mixed use development with the retail component. The proposed uses will be harmonious with adjacent land and buildings.

The project is consistent with the surrounding land uses and complies with the South State Street Corridor Plan recommendation.

(e) Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 and 62.

The minimum standards of off-street parking for both vehicles and bicycles are provided.

Parking and landscaping requirements are being met per City standards.

(f) The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

The requirement is met.

The project is consistent with the proposed C2B.zoning district requirements.

(g) There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

The proposed uses are consistent with the Master Plan and are permitted uses in the C2B zoning district.

STAFF COMMENTS

Public Services - Engineering - The sewer mitigation calculations require revision. All proposed building uses must be included in the sewer mitigation calculations.

City standard water main easement widths are forty feet, with the water main centered within, including around all sides of a fire hydrant. These requirements are not satisfied for all proposed water mains. Water main easements shall extend to and follow property lines to eliminate gaps to the property lines.

Urban Forestry – The site layout shows encroachment into the critical root zone of the landmark trees (#2417, 2418, 2419, 2420 and 2425). Encroachment into the critical root zone of the landmark trees is not permitted without City approval at the time of site plan approval. Staff does not support encroachment into the critical root zone of these trees. The current encroachment shown is less than 5 feet, which does not take into consideration the encroachment that will occur for the construction of the curb which will move the encroachment to less than 2 feet from the trunk. Please revise drawings to remove encroachment from the critical root zone of these trees.

A hedge, dense shrub planting, landform berm, wall or combination is required in the right-of-way screening of the vehicular use area. This screening is required along S. State Street and has not been shown on the landscape plan. If adherence to this standard will damage the landmark trees in this area, a Landscape Modification may be submitted.

Traffic – Additional trip generation information for the proposed retail use is needed to complete review of the traffic study.

Planning – The site plan recommendation is currently for postponement. If the petitioner addresses the outstanding staff comments prior to the April 7, 2015 City Planning Commission meeting, staff may change the recommendation to approval.

Staff supports this rezoning as this proposal meets the retail and office use recommendation as supported in the South State Street Corridor Plan. Approval of the planned project would allow for the retail building front setback to be reduced to 0.5 feet from the property line facing South State Street. Staff supports this reduction due to the wide public right-of-way between this building and South State Street in exchange for employment opportunities and pedestrian connections with this site and the surrounding

This site did not previously contain storm water detention. The Malletts Creek Coordinating Committee supports the proposed project as this proposal adopted their recommendations of complying with the WCWRC requirements with storm water infiltration and detention and provided depressed landscape islands for stormwater management.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
4/2/15

Attachments: 10/17/14 Citizen Participation Meeting Summary
Zoning/Parcel Maps
Aerial Photo
Site/Landscape Plan
Elevations

c: Petitioner/Owner: Lodi Waters Partnership
5440 Corporate Drive, Suite 250
Troy, MI 48098

Petitioners Representative: Andy Andre, P.E.
Bud Design & Engineering Services, Inc.
10775 S. Saginaw St., Suite B
Grand Blanc, MI 48439

Systems Planning
File No. SP14-057 & Z14-028



Bud Design & Engineering Services, Inc.

10775 S. Saginaw St. Suite B | Grand Blanc, MI 48439 | Ph: 810.695.0793 | Fax: 810.695.0569 | www.buddesign.com

October 17, 2014

**RE: Stellar Hospitality Ann Arbor, LLC
Staybridge Suites & Retail
Citizen Participation Report**

The Citizen Participation meeting was held at the Service Brands Office on October 16, 2014 beginning at 6:00pm. A total of fifty-eight (58) property owners were sent notices of the meeting via the United States Postal Service.

There were a four (4) attendees at the meeting. The development team opened the meeting at 6:15pm in order to allow additional attendees to arrive. A brief summary of the proposed site development was provided. The discussion was then opened to the citizens to ask questions and voice their comments and concerns about this project. Attached to this letter is a summary of the items that were discussed.

1. When will construction begin?

ANSWER: Probably 9 to 12 months to go through all of the rezoning and permitting.

2. When will the facility open?

ANSWER: If construction is begun in the spring, it may be completed in 10 to 12 months. If not, the ordinary standard is 12 to 14 months.

3. Other projects under construction?

ANSWER: Petitioner has one Staybridge facility under construction in Dearborn; one Holiday Inn Express under construction in Dearborn and one Holiday Inn Express–Farmington Hills–groundbreaking just a few weeks ago.

4. Banquet facilities available?

ANSWER: Not inside the hotel.

5. What is the average stay?

ANSWER: 11 days.



Bud Design & Engineering Services, Inc.

10775 S. Saginaw St. Suite B | Grand Blanc, MI 48439 | Ph: 810.695.0793 | Fax: 810.695.0569 | www.buddesign.com

Sincerely,
BUD DESIGN & ENGINEERING SERVICES, INC.

Andrew Andre, PE
President

Attachments: Notice of Citizen Participation Meeting
Signage Notification
Sign-In Sheet
Meeting Summary

**NOTICE OF CITIZEN PARTICIPATION MEETING:
MIXED USE DEVELOPMENT - HOTEL & RETAIL**

Citizen Participation Meeting

Postcards are being sent to all property owners within 1,000 ft of the project site to give notice that a development petition will be submitted to the City of Ann Arbor on 10/27/14. A citizen participation meeting will be held to give you an opportunity to review plans, ask questions, and provide comments that will be considered by the developer to finalize plans and then incorporated into a report for the City Planning Commission.

Project Location



Project Description

A site plan is proposed that would include the development of a Staybridge Suites extended stay hotel along with separate building(s) for retail businesses at the location of 3850 Research Park Drive. The property is presently zoned RE (Research), but is master planned as Mixed Use in the South State Street Corridor Plan.

Meeting Logistics

Date: Thursday, October 16, 2014
Time: 6:00pm
Place: Service Brands International
3948 Rancho Drive
Ann Arbor, MI 48108

Questions or Comments

Questions or comments may be directed to Andy Andre, PE of Bud Design & Engineering Services, Inc. at andy@buddesign.com or during business hours at 810-695-0793. Persons with disabilities are encouraged to participate. Accommodations may be arranged by contacting Stellar Hospitality Ann Arbor, LLC at 248-419-5555. Requests need to be received at least 24 hours in advance of the meeting.

Return Address

Stellar Hospitality Ann Arbor, LLC
32825 Northwestern Highway
Farmington Hills, MI 48334

Proposed Project for Site Plan Review

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a proposal for Mixed Use Development - Hotel & Retail will be submitted to the City of Ann Arbor's Planning Department. Details about a citizen participation meeting designed for you to learn about this project are described on the opposite side of this card. Visit www.a2gov.org/participation for more information about citizen participation in Ann Arbor.



Citizen
Participation

Meeting:

Mixed-Use
Development
Hotel & Retail

6pm

3948 Ranchero Drive

TONIGHT!

CITIZEN PARTICIPATION MEETING–STELLAR HOSPITALITY ANN ARBOR

Service Brands Office
3948 Rancho Drive
Ann Arbor, MI 48108

October 16, 2014
6:00 o'clock p.m.

The meeting started at 6:15 p.m., in order to allow any latecomers an opportunity to participate. The questions related from the participants:

1. When will construction begin?

ANSWER: Probably 9 to 12 months to go through all of the rezoning and permitting.

2. When will the facility open?

ANSWER: If construction is begun in the spring, it may be completed in 10 to 12 months. If not, the ordinary standard is 12 to 14 months.

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ANSWER: Petitioner has one Staybridge facility under construction in Dearborn; one Holiday Inn Express under construction in Dearborn and one Holiday Inn Express–Farmington Hills–groundbreaking just a few weeks ago.

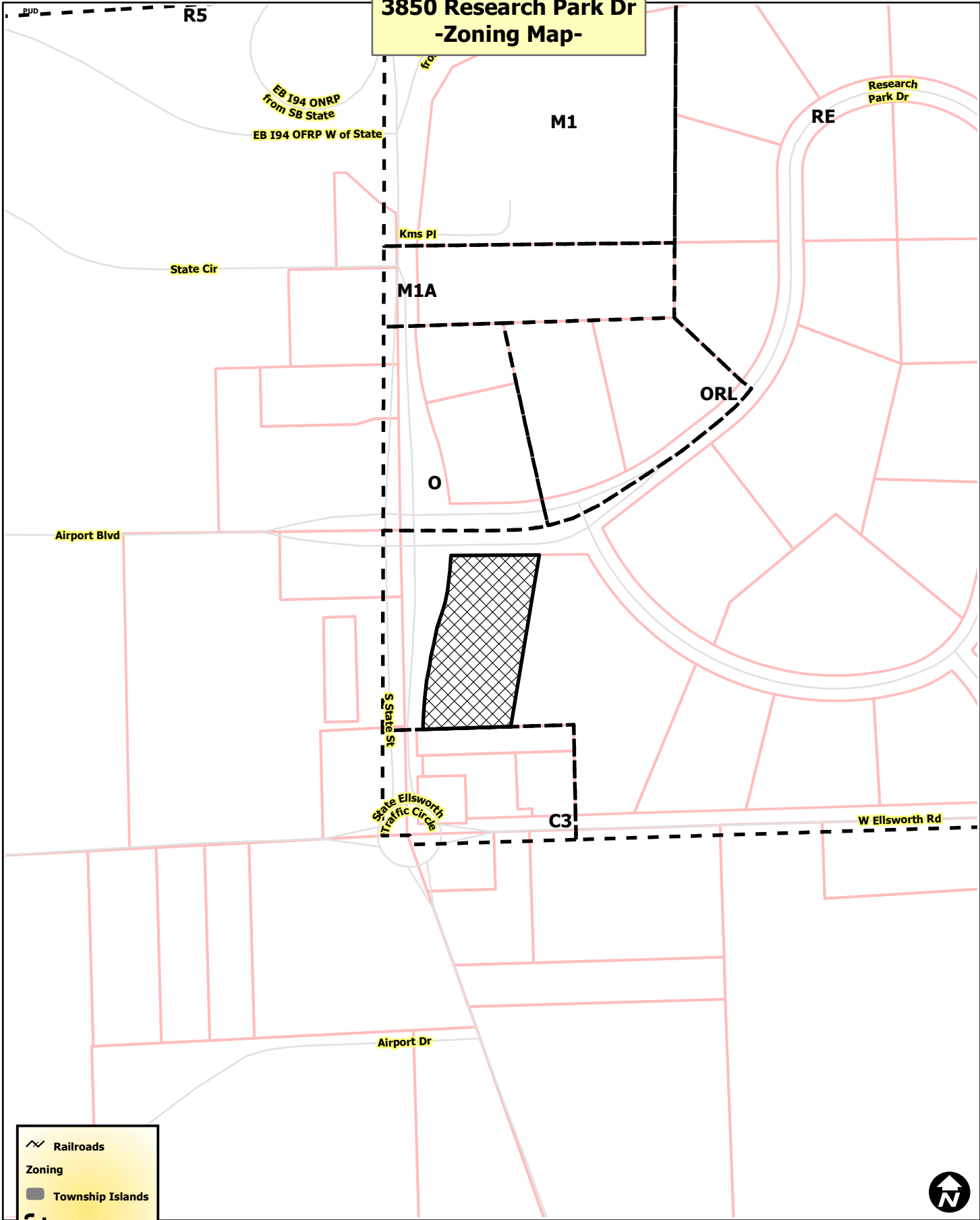
4. Banquet facilities available?

ANSWER: Not inside the hotel.

5. What is the average stay?

ANSWER: 11 days.

3850 Research Park Dr -Zoning Map-



-  Railroads
- Zoning**
-  Township Islands
-  Zoning Districts
-  Parcels
-  Huron River



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Map Created: 10/1/2014

3850 Research Park Dr -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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 Map Created: 10/1/2014



3850 Research Park Dr -Aerial Map-



Airport Blvd

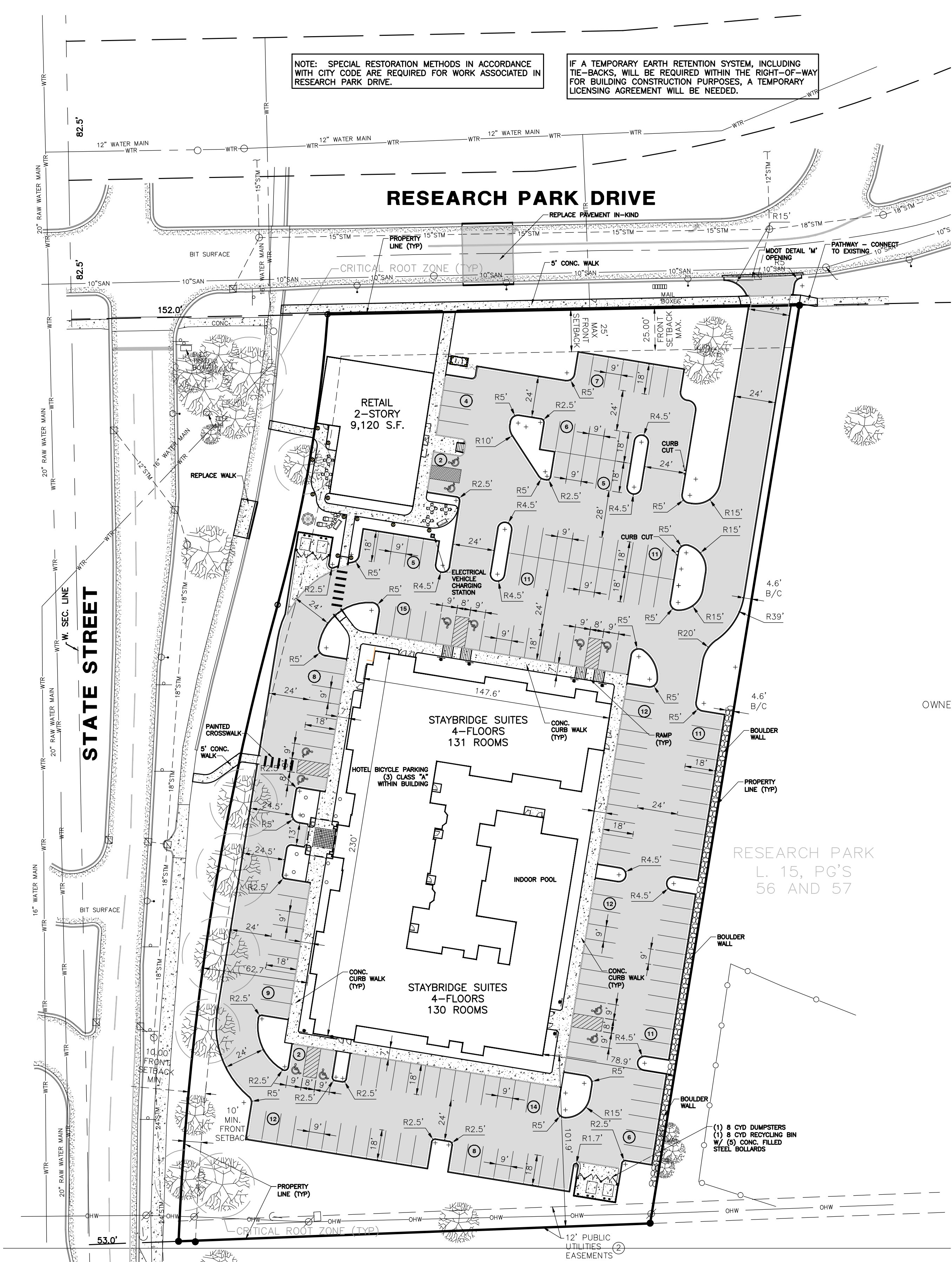
Research Park Dr

S State St

-  Railroads
-  Parcels
-  Huron River



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Map Created: 10/1/2014



NOTE: SPECIAL RESTORATION METHODS IN ACCORDANCE WITH CITY CODE ARE REQUIRED FOR WORK ASSOCIATED IN RESEARCH PARK DRIVE.

IF A TEMPORARY EARTH RETENTION SYSTEM, INCLUDING TIE-BACKS, WILL BE REQUIRED WITHIN THE RIGHT-OF-WAY FOR BUILDING CONSTRUCTION PURPOSES, A TEMPORARY LICENSING AGREEMENT WILL BE NEEDED.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

CITY OF ANN ARBOR SIDEWALK REPAIR AND MAINTENANCE NOTE:

ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

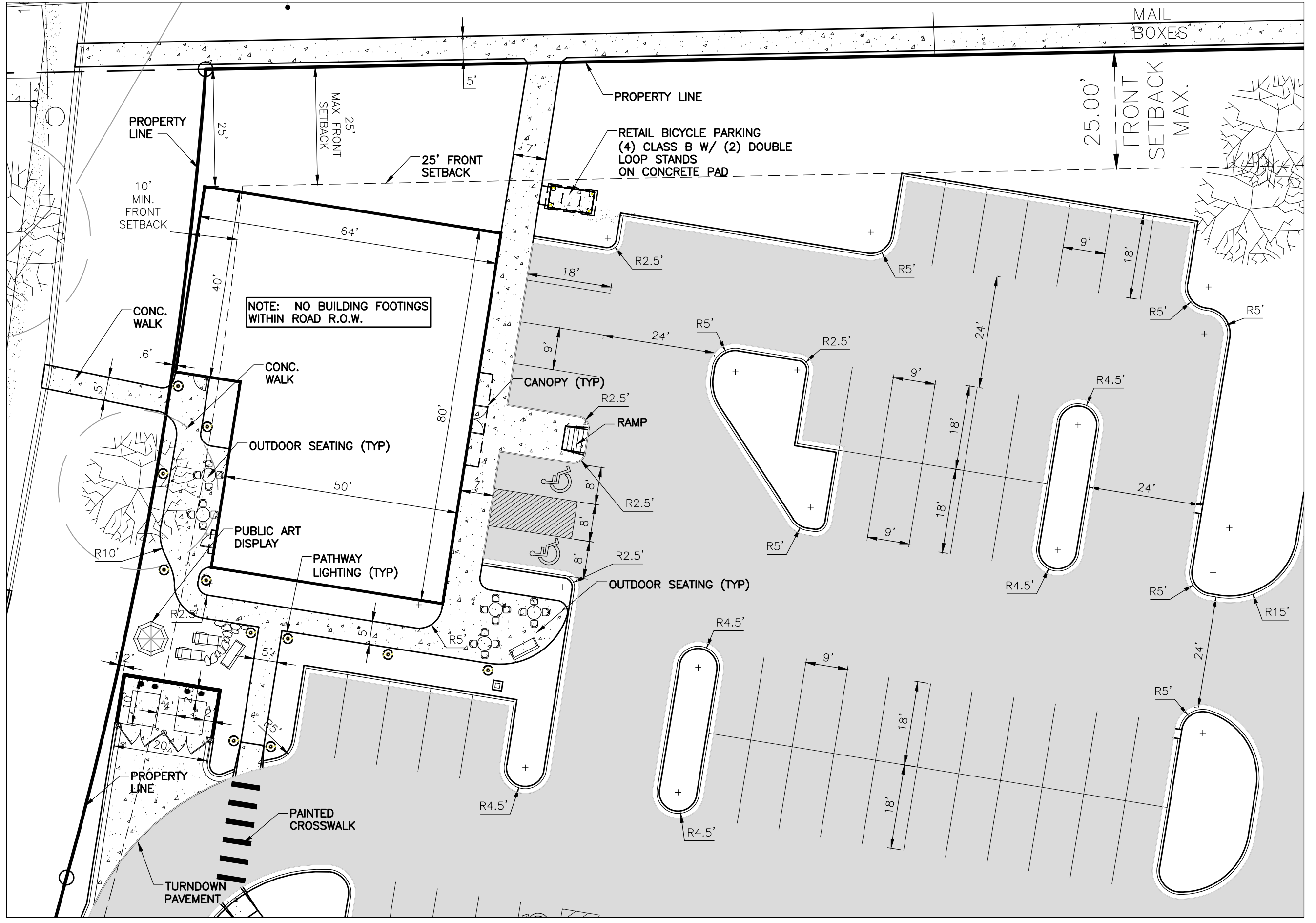
PAVEMENT INFORMATION

	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT

811
Know what's below.
Call before you dig.

SCALE: 1" = 40'

09-12-09-301-012
3945 STATE ST
OWNER: JAG BRIARWOOD
ZONED RE

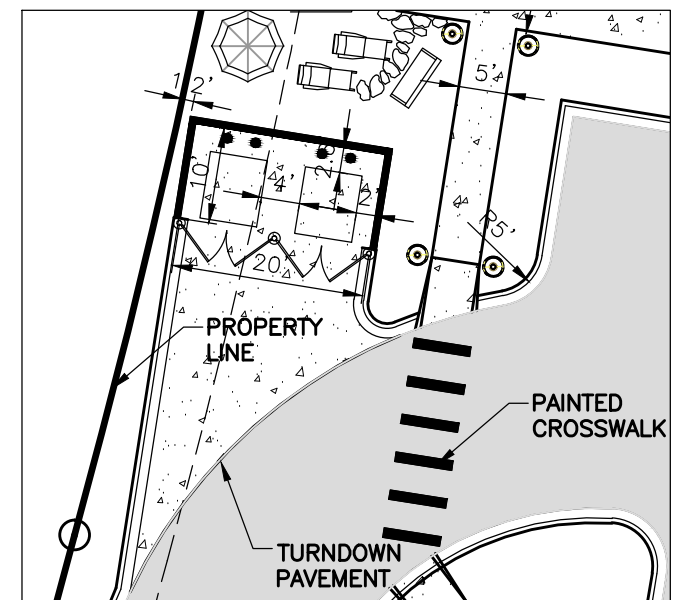


RETAIL CENTER ENLARGED PLAN
SCALE: 1" = 20'

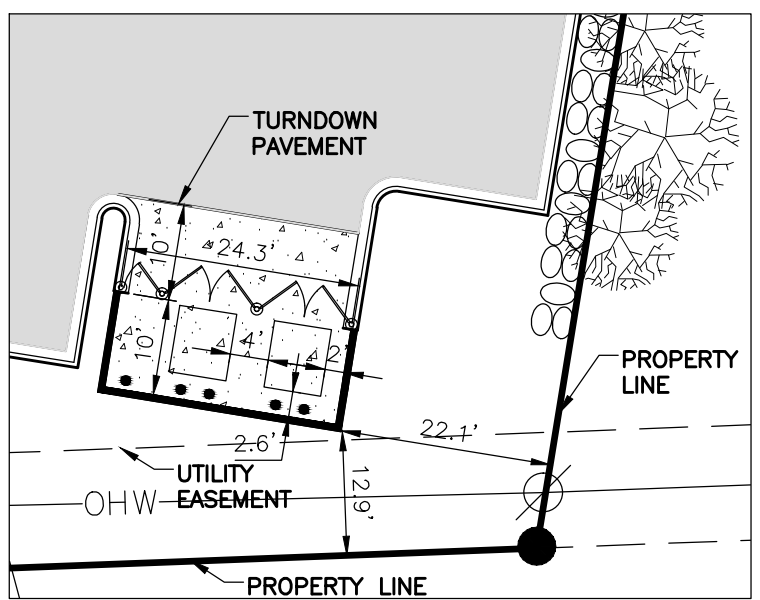
SITE PLAN COMPARISON CHART

	EXISTING RE	REQUIRED C2B	PROPOSED C2B
GROSS LOT AREA	60,000 S.F.	4,000 S.F.	155,349 S.F.
BUILDING SIZE			90,198 S.F. HOTEL 9,120 S.F. RETAIL
FAR		200%	64%
NUMBER OF ROOMS			130 ROOMS HOTEL
LOT AREA PER ROOM		900 S.F. / ROOM MIN.	1,186 S.F. / ROOM
SETBACKS: FRONT	25' MIN. 50' MAX	10' MIN. 25' MAX	RETAIL 0.6' ** 25.0'
SIDE			HOTEL 62.7' 66.0'
REAR			101.9' HOTEL
BUILDING HEIGHT	55' 4-STORIES	55' 4-STORIES	RETAIL 28'-6" AVG/35' MAX 2-STORIES
VEHICULAR PARKING		1 / 310 S.F. MIN. 29 1 / 265 S.F. MAX 34	RETAIL 34
BARRIER FREE PARKING		1 / ROOM 130	HOTEL 137
BICYCLE PARKING		FEDERAL ADA RETAIL - 34 SPACES 2 REQUIRED HOTEL - 131 SPACES 5 REQUIRED	RETAIL 2 PROVIDED HOTEL 10 PROVIDED
		1 / 3000 S.F. 3 50% B 50% C	RETAIL 4 4
		1 / 30 ROOMS 4 100% A **Defer 40%**	HOTEL 3

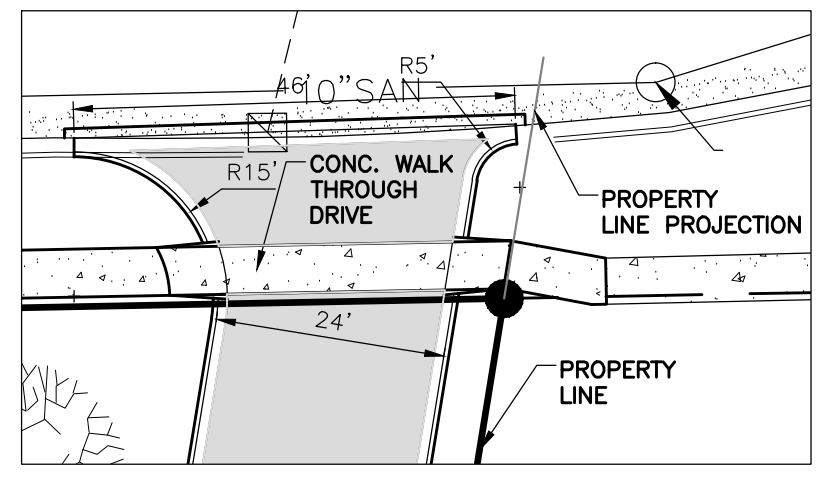
PLANNED PROJECT MODIFICATIONS**
1) FRONT SETBACK TO 0.6- FEET IN ORDER TO BRING RETAIL BUILDING CLOSER TO STATE STREET. INCREASED RIGHT-OF-WAY ALONG STATE STREET AT RESEARCH PARK DRIVE PROVIDES FOR NATURAL SETBACK FROM THE ROADWAY.



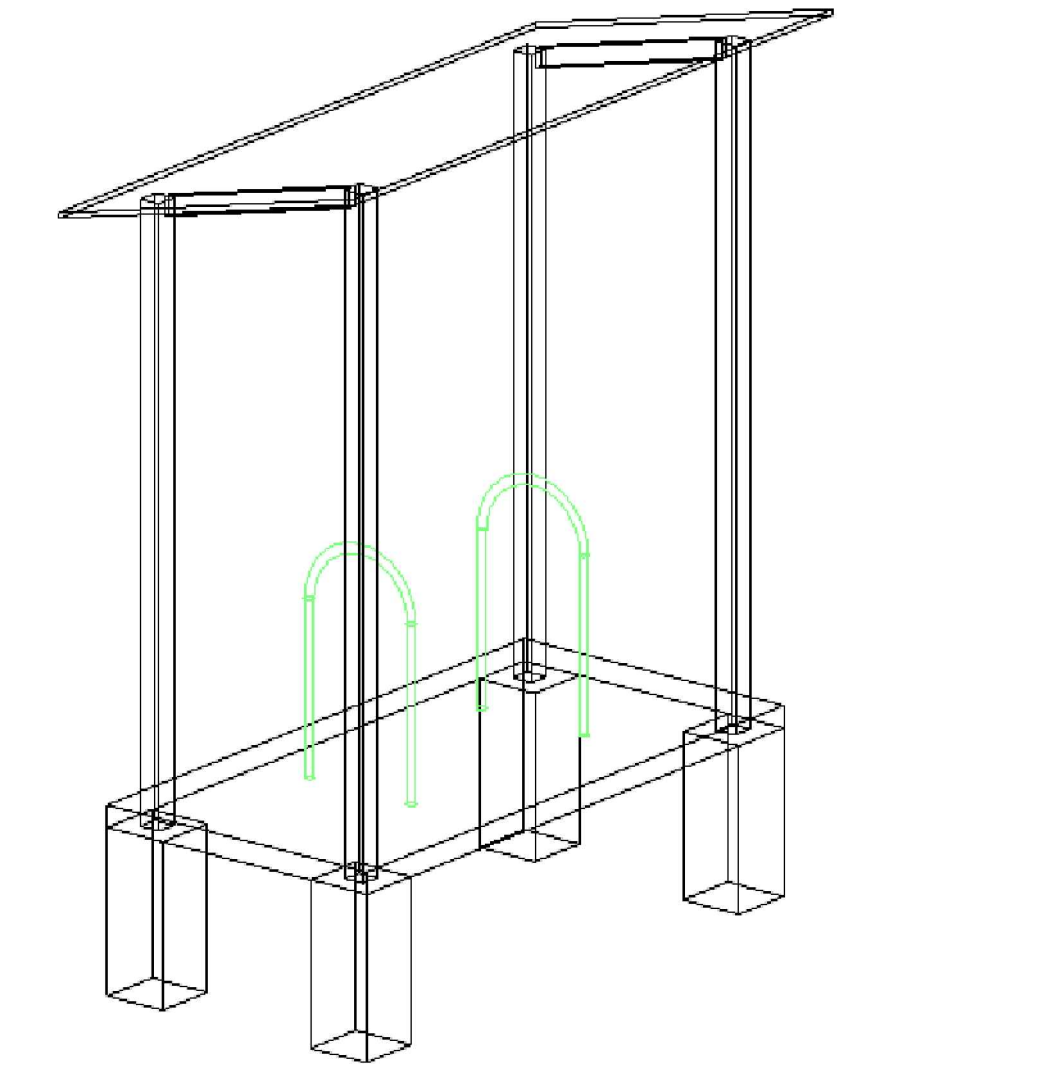
RETAIL TRASH BIN & RECYCLING ENCLOSURE
SCALE: 1" = 20'



HOTEL TRASH BIN & RECYCLING ENCLOSURE
SCALE: 1" = 20'



ENTRANCE DETAIL
SCALE: 1" = 20'



RETAIL CENTER CLASS B BICYCLE PARKING
SCALE: 1" = NTS

- GENERAL NOTES
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
 - THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
 - DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED.
 - ALL PAVING MATERIALS AND OPERATIONS SHALL BE IN CONFORMANCE WITH THE CITY OF ANN ARBOR STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - PARKING STALL SPACES TO BE 4" SOLID WHITE PAINT STRIPES. HANDICAP PARKING TO BE 4" SOLID BLUE PAINT STRIPES W/ BARRIER FREE STRIPPING OF 4" SOLID BLUE @ 2" O.C. ON 45° ANGLE.
 - ALL WORK WITHIN THE RIGHT OF WAY OF SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ANN ARBOR.
 - SPECIAL RESTORATION METHODS IN ACCORDANCE WITH CITY CODE ARE REQUIRED FOR WORK ASSOCIATED IN RESEARCH PARK DRIVE.
 - IF A TEMPORARY EARTH RETENTION SYSTEM, INCLUDING TIE-BACKS, WILL BE REQUIRED WITHIN THE RIGHT-OF-WAY FOR BUILDING CONSTRUCTION PURPOSES, A TEMPORARY LICENSING AGREEMENT WILL BE NEEDED.



Bud Design & Engineering Services, Inc.
Architecture | Engineering | Interior Design
10775 S. Saginaw St., Suite B
Grand Blanc, MI 48439
(PH) 810.695.0793
(FX) 810.695.0569
Web: www.buddesign.com

STAYBRIDGE SUITES & RETAIL CENTER

3850 RESEARCH PARK DRIVE
ANN ARBOR, MI 48108

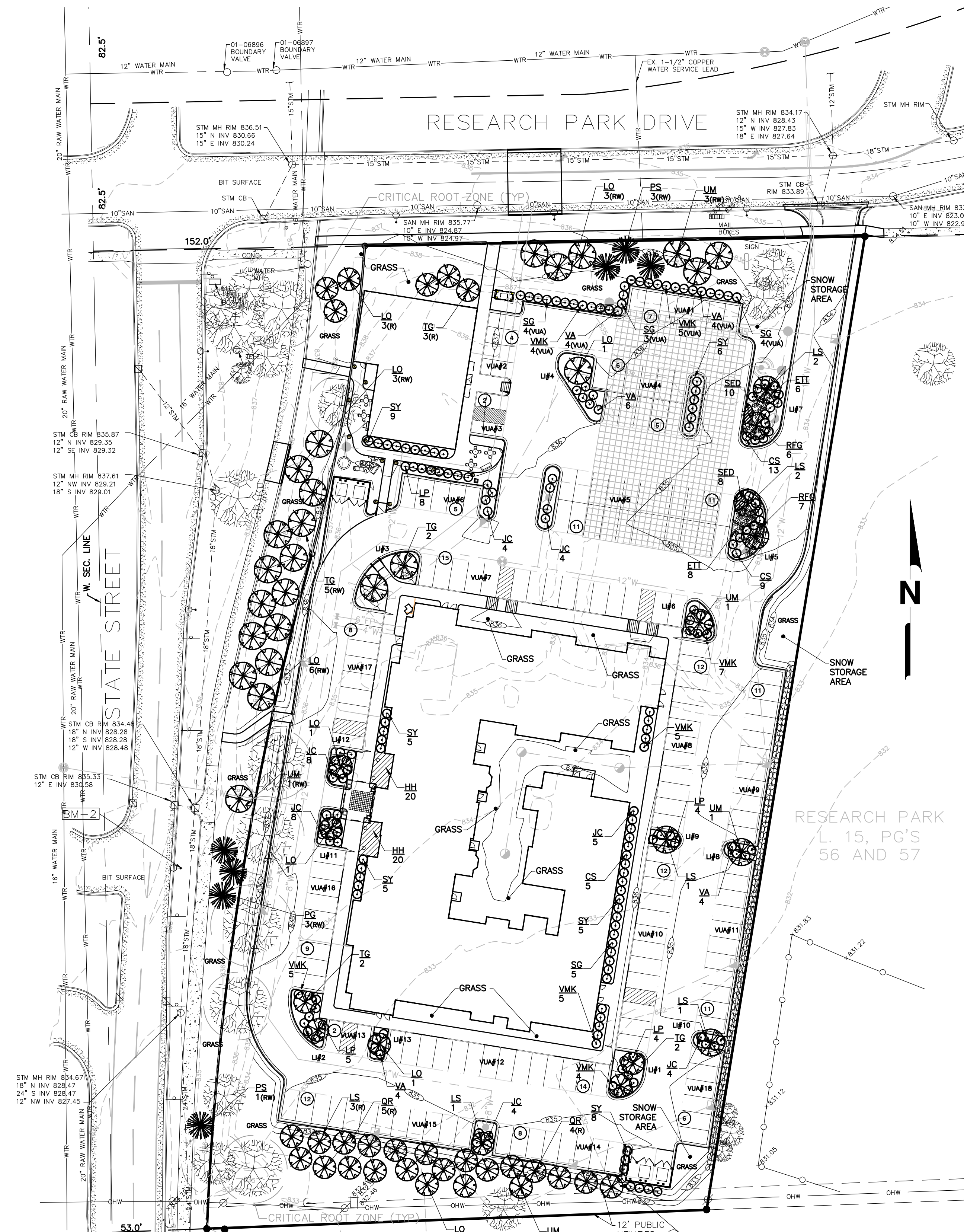
THESE DRAWINGS HAVE BEEN PREPARED BY THE ARCHITECT OR ENGINEER AND HIS OR HER LICENSED PROFESSIONAL STAFF. THE ARCHITECT OR ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THESE DRAWINGS. THE ARCHITECT OR ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THESE DRAWINGS. THE ARCHITECT OR ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THESE DRAWINGS. THE ARCHITECT OR ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THESE DRAWINGS.

ISSUED FOR	DATE
SPA	12/20/14
SPA	02/20/15
SPA	02/20/15
SPA	03/23/15

DATE:
DRAWN: ACA
CHECKED: FTG
SCALE: 1"=40'
JOB NO.: BD-14-322

SHEET TITLE:
SITE LAYOUT AND PAVING PLAN

SHEET
C3.0



09-12-09-301-012
3945 STATE ST
OWNER: JAG BRIARWOOD
ZONED RE

811
Know what's below.
Call before you dig.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

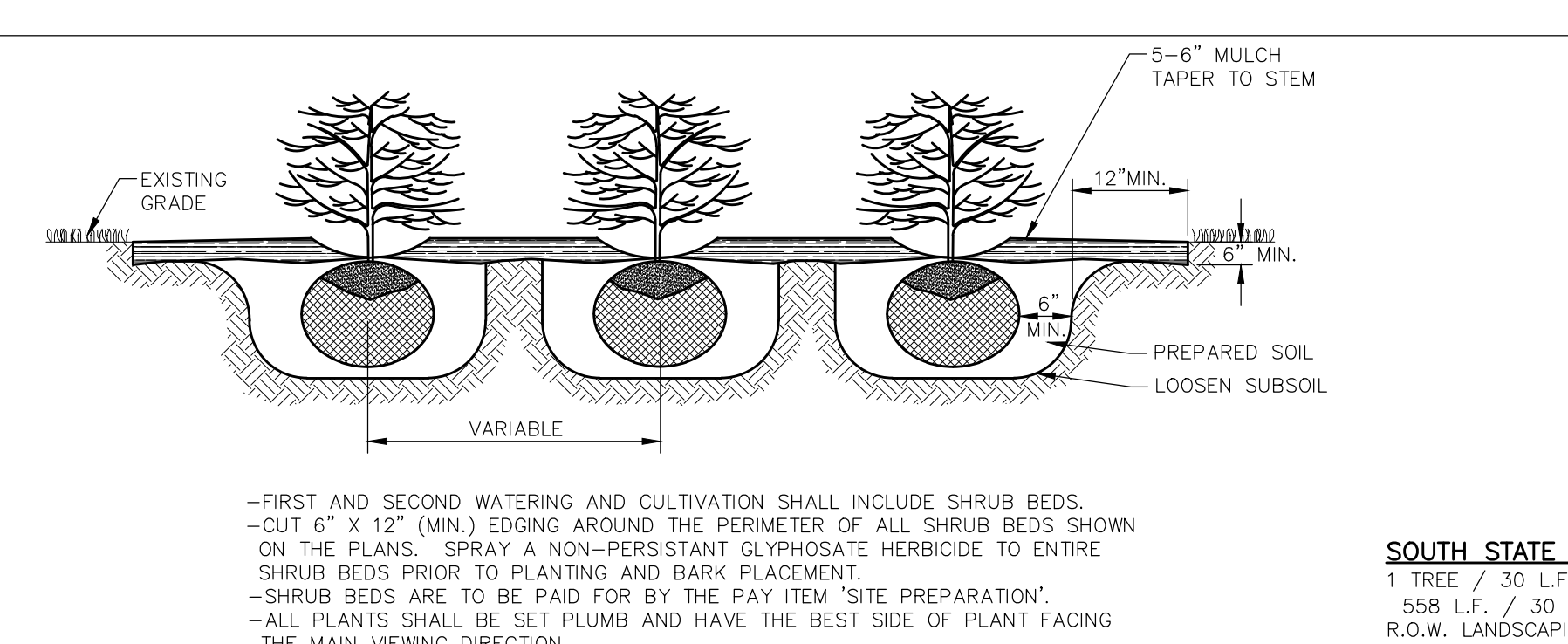
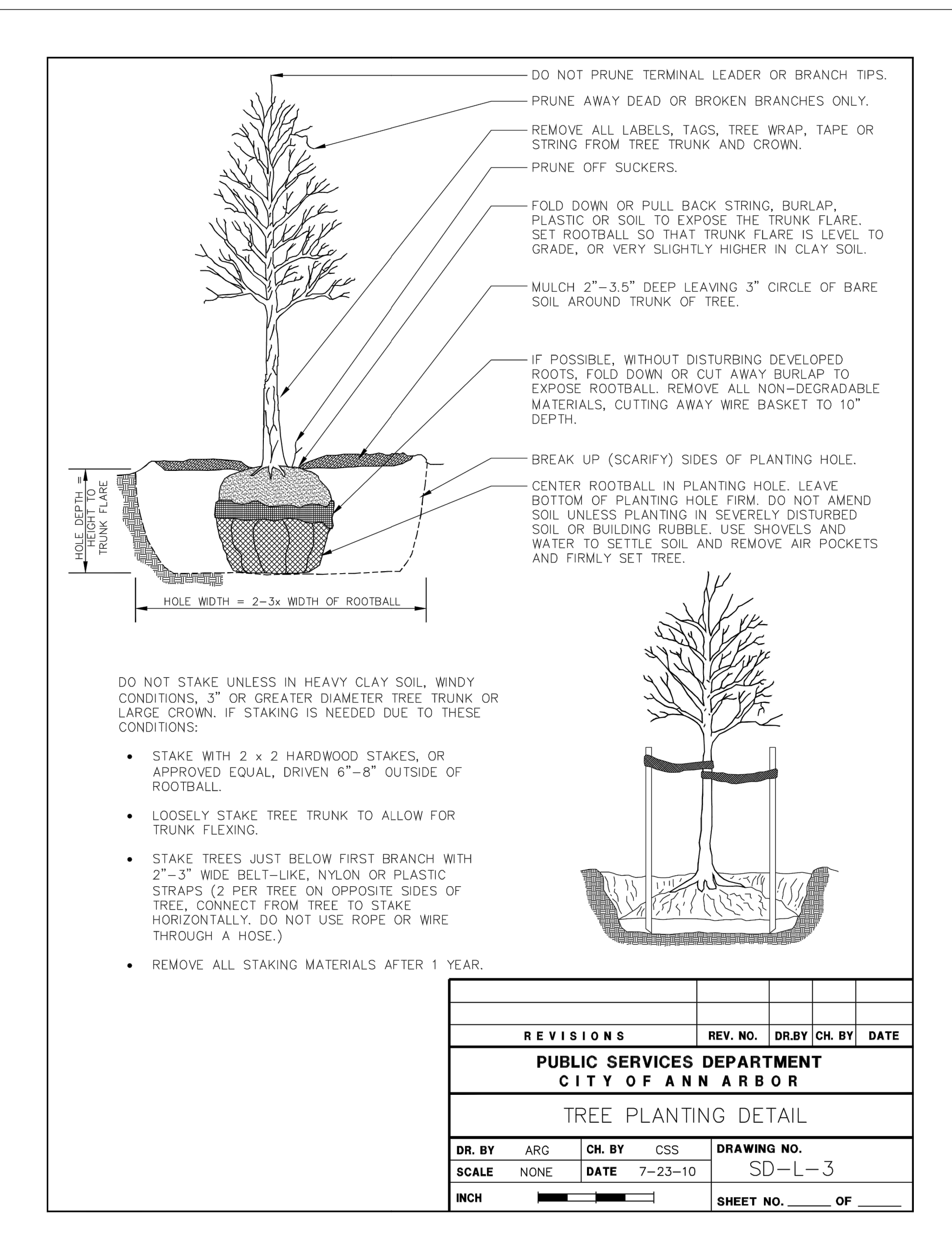
LANDMARK TREE REPLACEMENT CALCULATIONS

Tree	dbh
2421	21
2422	24
2423	19
2426	23
2427	21
2440	18
2441	20
2444	19
165	INCHES Caliper replacement required
50%	Replacement Ratio (50% DBH)
83	Required Caliper (inches) Replacement

LANDMARK TREES
ENCROACHMENT INTO THE CRITICAL ROOT ZONE OCCURS WITH LANDMARK TREES 2417, 2418, 2419, 2420 AND 2425. NO ENCROACHMENT ANY CLOSER TO 10- FEET FROM THE TRUNK WILL BE PERMITTED WITHOUT MITIGATION WITH FURTHER PLANTINGS. EVALUATION OF ENCROACHMENT SHALL BE CONDUCTED DURING INITIAL CONSTRUCTION ACTIVITIES.

TREE REPLACEMENT
83" CALIPER REPLACEMENT REQUIRED
UTILIZE 3" CALIPER REPLACEMENT TREES
83 / 3 = 27.7 = 28 TREES
REPLACEMENT REQUIRED = 28 TREES
REPLACEMENT PROVIDED = 28 TREES
(R) = REPLACEMENT TREES

SCALE: 1" = 40'



SHRUB BED DETAIL
SCALE: NONE

PLANT LIST

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
40	HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLY	#1 POT
18	SED	SEDUM X. 'NEON'	NEON SEDUM	#1 POT
14	ETT	ECHINACEA 'TIKI TORCH'	TIKI TORCH ORANGE CONEFLOWER	#1 POT
13	RFG	RUDBECKIA FULGIDA S. 'GOLDSTRUM'	GOLDSTRUM ORANGE CONEFLOWER	#1 POT
27	CS	CORNUS SERICEA	RED TWIG DOGWOOD	24" HT B&B
38	SY	TAXUS S.M. 'SEBIAN'	SEBIAN YEW	24" HT B&B
21	LP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	24" HT B&B
16	SG	SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	24" HT B&B
35	VMB	VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	24" HT B&B
22	VA	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" HT B&B
37	JC	JUNIPERUS C. 'SEAGREEN'	SEA GREEN JUNIPER	24" HT B&B
4	PS	PINUS STROBUS	EASTERN WHITE PINE	8' HT.
3	PG	PICEA GLAUCA	WHITE SPRUCE	8' HT.
10	UM	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	3" CAL B&B
24	LO	GLEDITSIA T. INERMIS 'SKYCOLE'	SKYLINE LOCUST	3" CAL B&B
14	TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL B&B
10	LS	LIQUIDAMBAR STRYACIFLUA	AMERICAN SWEETGUM	3" CAL B&B
9	QR	QUERCUS RUBRA	RED OAK	3" CAL B&B

INTERIOR LANDSCAPE ISLANDS

LI#	S.F.
1	409
2	444
3	604
4	534
5	586
6	300
7	567
8	138
9	138
10	139
11	275
12	275
13	138
14	214
	4761

VEHICULAR USE AREAS

VUA#	S.F.
1	1134
2	648
3	432
4	1782
5	3564.81
6	816.1
7	2717.70
8	1948.09
9	1781.8
10	2087.54
11	1943.78
12	2267.53
13	467.95
14	1619.64
15	1952.57
16	1466.67
17	1421.68
18	971.91
	29022.37
Total =	29,022.37
Use Ratio =	20
Req. S.F. =	1452

DEPRESSED BIORETENTION

Req. %	Area =	Req Area =
50%	1452	726

UTILIZE ISLANDS

5	586
7	567
Total Prov. =	1153

STREET TREE ESCROW CALCULATION

SOUTH STATE STREET

558 LF ROADWAY
12 # EX. TREES
45 LF DEDUCT / TREE
540 DEDUCT

18 LF
\$ 1.30 RATE
\$ 23.40 ESCROW

RESEARCH PARK DRIVE

280 LF ROADWAY
2 # EX. TREES
45 LF DEDUCT / TREE
90 DEDUCT

190 LF
\$ 1.30 RATE

SOUTH STATE STREET RIGHT-OF-WAY LANDSCAPING

1 TREE / 30 L.F. OF FRONTAGE
558 L.F. / 30 = 18.6 = 19 TREES
R.O.W. LANDSCAPING REQUIRED = 19 TREES
R.O.W. LANDSCAPING PROVIDED = 19 TREES

(RW) = RIGHT-OF-WAY TREES

RESEARCH PARK DRIVE RIGHT-OF-WAY LANDSCAPING

1 TREE / 30 L.F. OF FRONTAGE
280 L.F. / 30 = 9.3 = 9 TREES
R.O.W. LANDSCAPING REQUIRED = 9 TREES
R.O.W. LANDSCAPING PROVIDED = 9 TREES

(RW) = RIGHT-OF-WAY TREES

VEHICULAR USE AREA LANDSCAPING

1 SHRUB / 4 L.F. OF V.U.A. FRONTAGE
64 L.F. / 4 = 16 SHRUBS
V.U.A. LANDSCAPING REQUIRED = 16 SHRUBS
V.U.A. LANDSCAPING PROVIDED = 16 SHRUBS

(VUA) = VEHICULAR USE AREA RIGHT-OF-WAY PLANTINGS

GENERAL NOTES

- CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS. ALL LANDSCAPING AND GRASS AREAS TO BE IRRIGATED. IRRIGATION CONTROL PANEL SHALL BE LOCATED WITHIN THE HVAC ENCLOSURE.
- ALL GREEN SPACES AND PLANTING AREAS SHALL BE IRRIGATED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
- REFER TO PLUMBING PLANS FOR LOCATION OF IRRIGATION METER.
- ALL GRASS AREAS TO BE SOODED.
- SPACE ALL SHRUBS AT 5- FEET ON CENTER UNLESS OTHERWISE INDICATED ON THE PLANS
- ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.

DESCRIPTION
THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS.

PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK CROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANSI SPECIFICATION 260.1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.

SITE PREPARATION
THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED.

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.

TOPSOIL SHALL AT FERTILE, FRIABLE, NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COARSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.

CARE FOR PLANTS BEFORE PLANTING
PLANTS DESIGNATED "BB" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH. CRACKED, LOOSENED OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELED IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.

THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES THAT ARE INJURED.

PLANTING
THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS PLUMB. SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSED AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL, WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND.

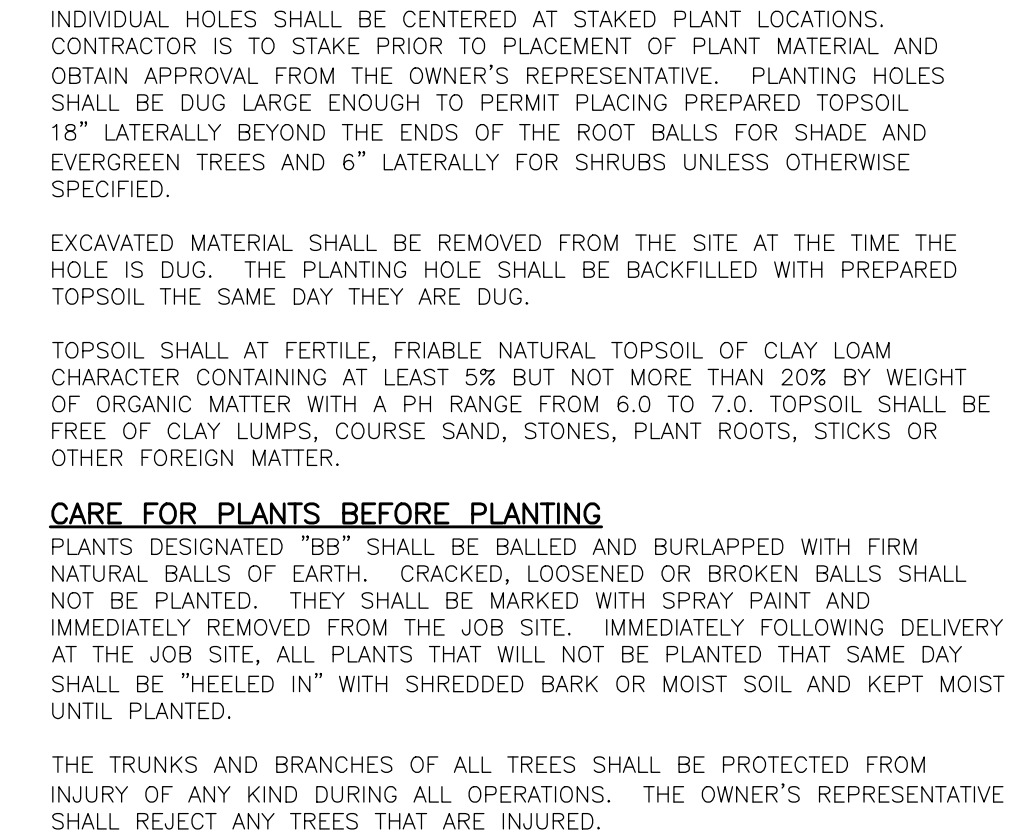
MULCHING
ALL PLANT MATERIAL SHALL BE ENCIRCLED WITH A COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE. MULCH SHALL NOT BE TOUCHING THE TRUNK OF ANY TREE. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB. MULCHING SHALL FOLLOW THE CITY OF ANN ARBOR PLANTING DETAILS.

STEEL LANDSCAPE EDGING
4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED.

PRUNING
UPON COMPLETION, ONLY PRUNE DEAD OR BROKEN BRANCHES FROM TREES. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES. PRUNING PAINT SHALL NOT BE USED.

FINISHING AND CLEANING UP
IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH TURF IN RUTTED AREAS.

WARRANTY
THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN ONE (1) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.



CITY OF ANN ARBOR LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REFER TO CITY OF ANN ARBOR LANDSCAPE AND SCREENING ORDINANCE (CHAPTER 62)

- COMPACTED SOILS SHALL BE SCARIFIED TO A DEPTH OF 6" TO ELIMINATE ANY SOIL COMPACTION CREATED DURING CONSTRUCTION.
- ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH CHAPTER 62 BY THE END OF THE FOLLOWING PLANTING SEASON.
- SNOW STORAGE AREAS ARE INDICATED ON THE PLAN. SNOW SHALL NOT BE PUSHED ON TO THE INTERIOR LANDSCAPE ISLANDS.
- THE CITY OF ANN ARBOR HAS ADOPTED AN ORDINANCE LIMITING PHOSPHORUS IN FERTILIZER. TO ASSIST IN COMPLIANCE WITH THE STATE MANDATED TOL FOR PHOSPHORUS WITHIN THE MIDDLE HURON RIVER BASIN, APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

ISSUED FOR

DATE	DATE
SFA	12/29/14
SFA	02/20/15
SFA	03/23/15

SCALE: 1"=40'
JOB NO.: BD-14-322
SHEET TITLE: LANDSCAPE PLAN AND DETAILS

PERENNIAL PLANTING BED
SCALE: NONE

CITY OF ANN ARBOR LANDSCAPE NOTES

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DATE: _____
DRAWN: ACA
CHECKED: FTG
SCALE: 1"=40'
JOB NO.: BD-14-322
SHEET TITLE: LANDSCAPE PLAN AND DETAILS
SHEET
L1.0

bde

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REPAIRING ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS MATERIALS AND DEBRIS FROM THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REPAIRING ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS MATERIALS AND DEBRIS FROM THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO ORIGINAL OR BETTER CONDITION.

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SHEET
L1.0



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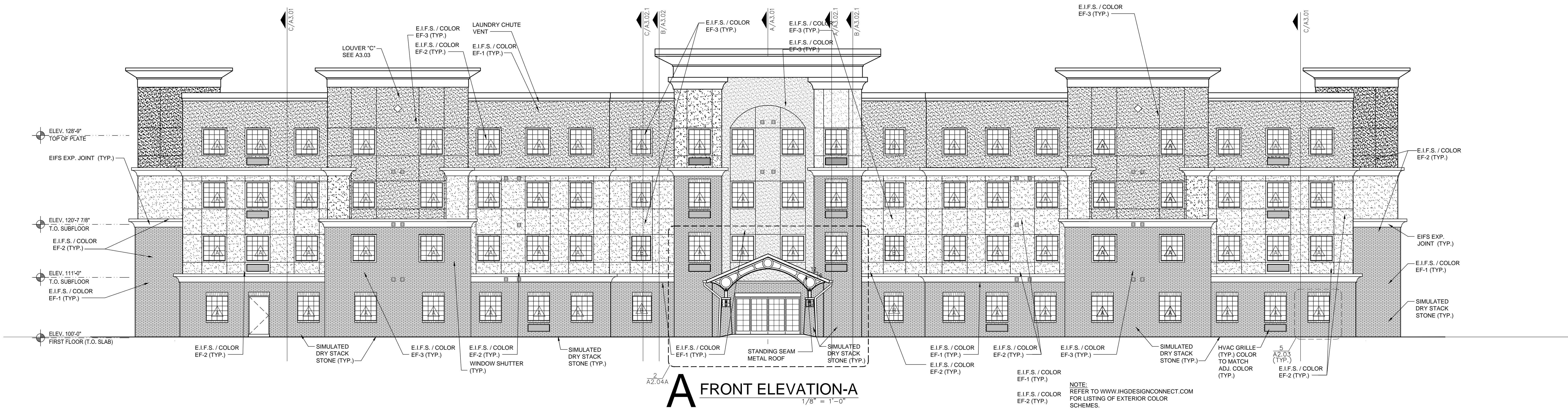
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PROGRESS	01.12.15

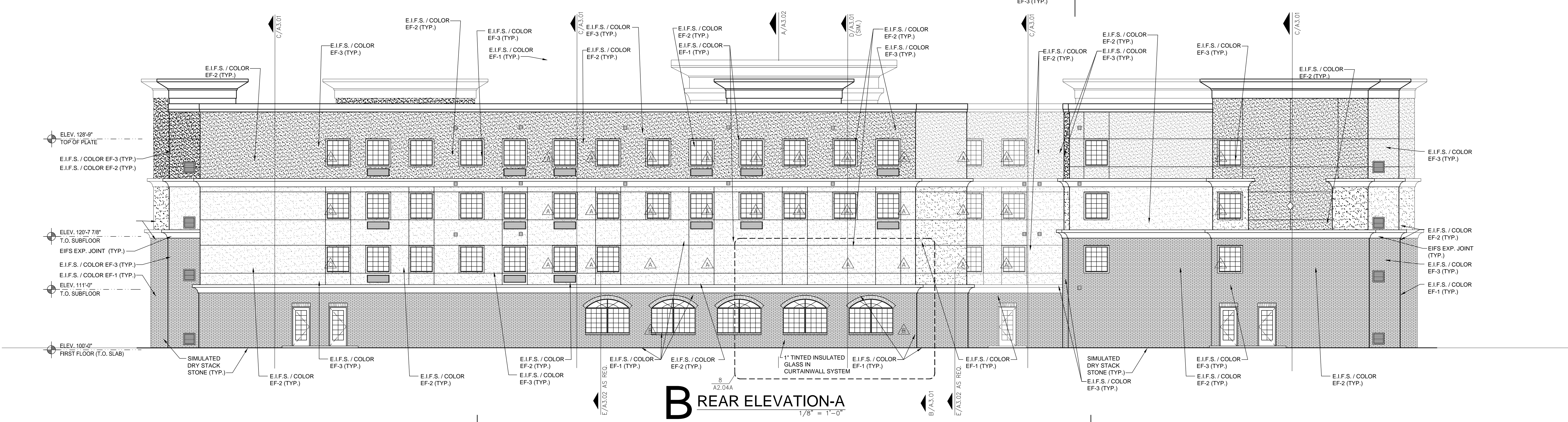
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 CHECKED: JSP
 SCALE: 1/8" = 1'-0"
 JOB NO.: BD14-322

SHEET TITLE:
 EXTERIOR ELEVATIONS

SHEET
 A2.01-A



A FRONT ELEVATION-A
 1/8" = 1'-0"



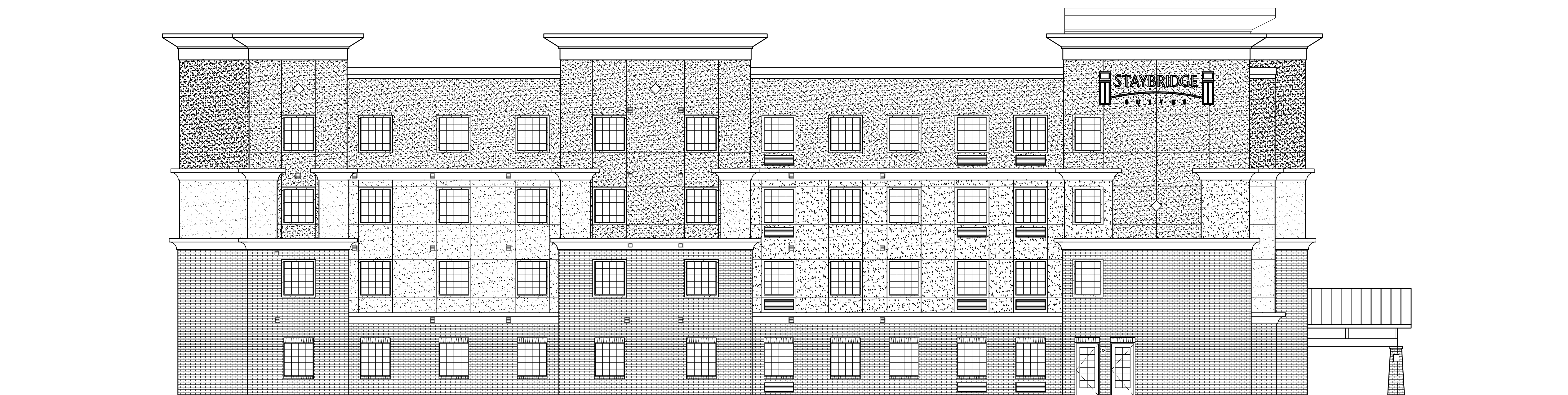
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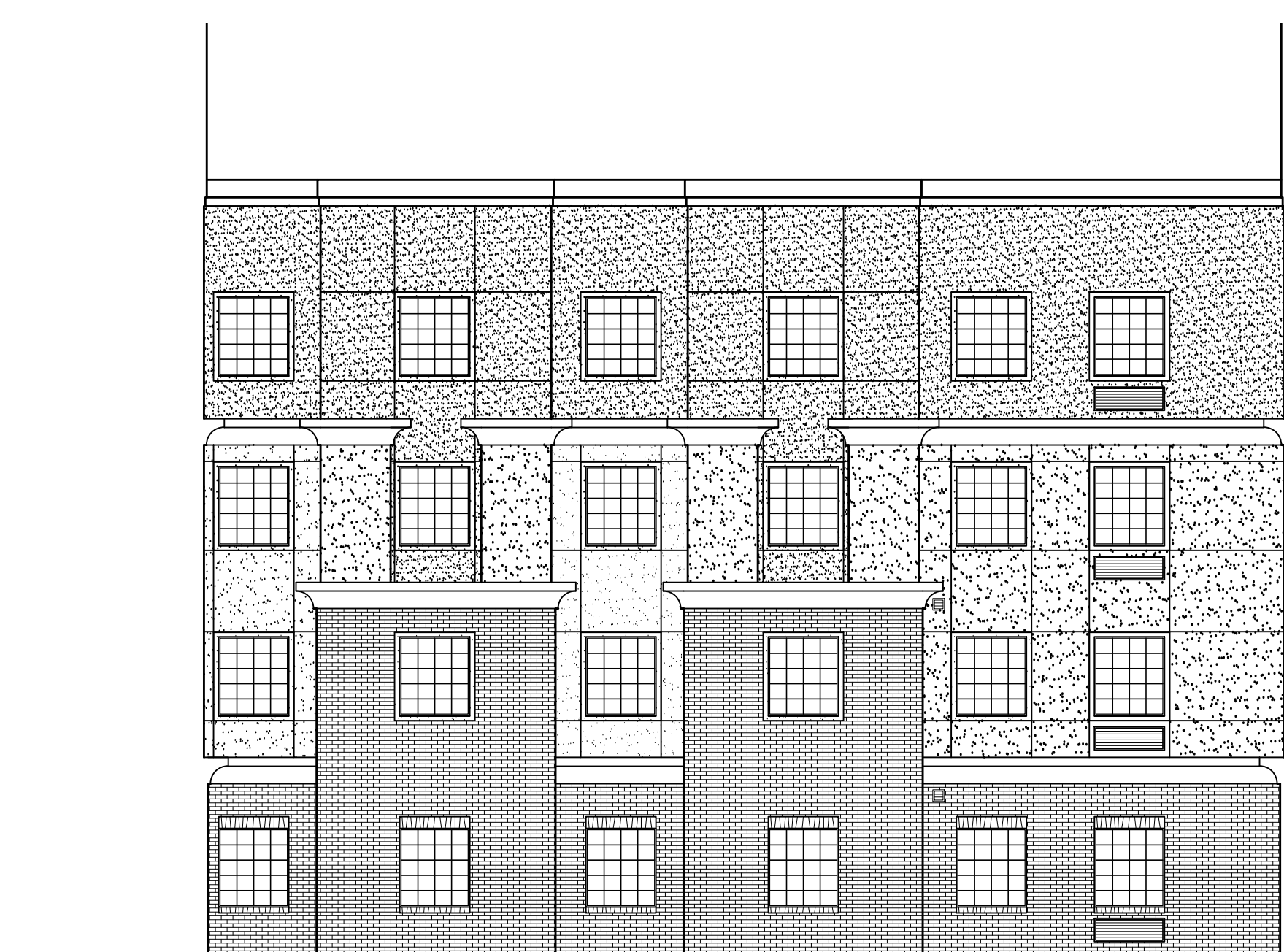
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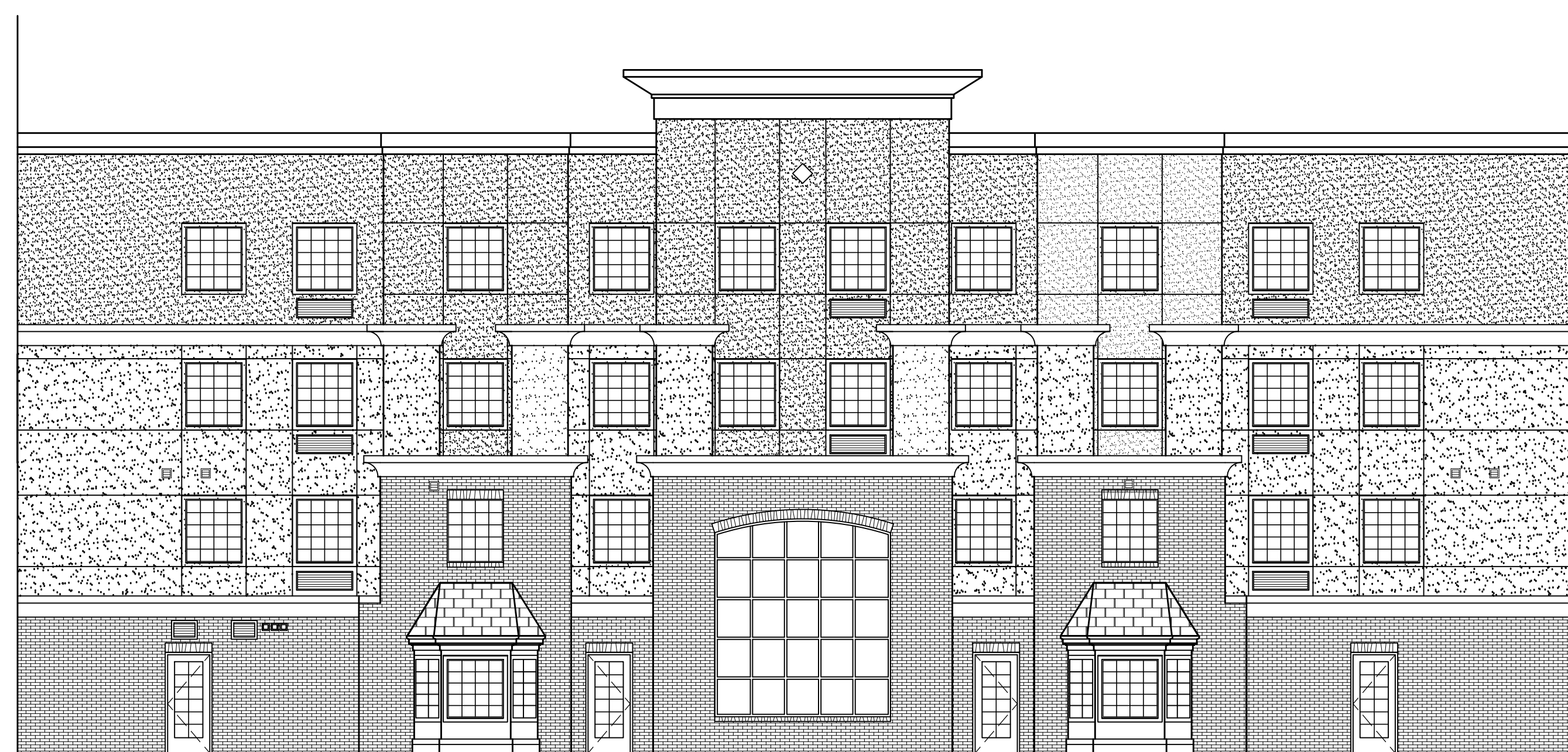
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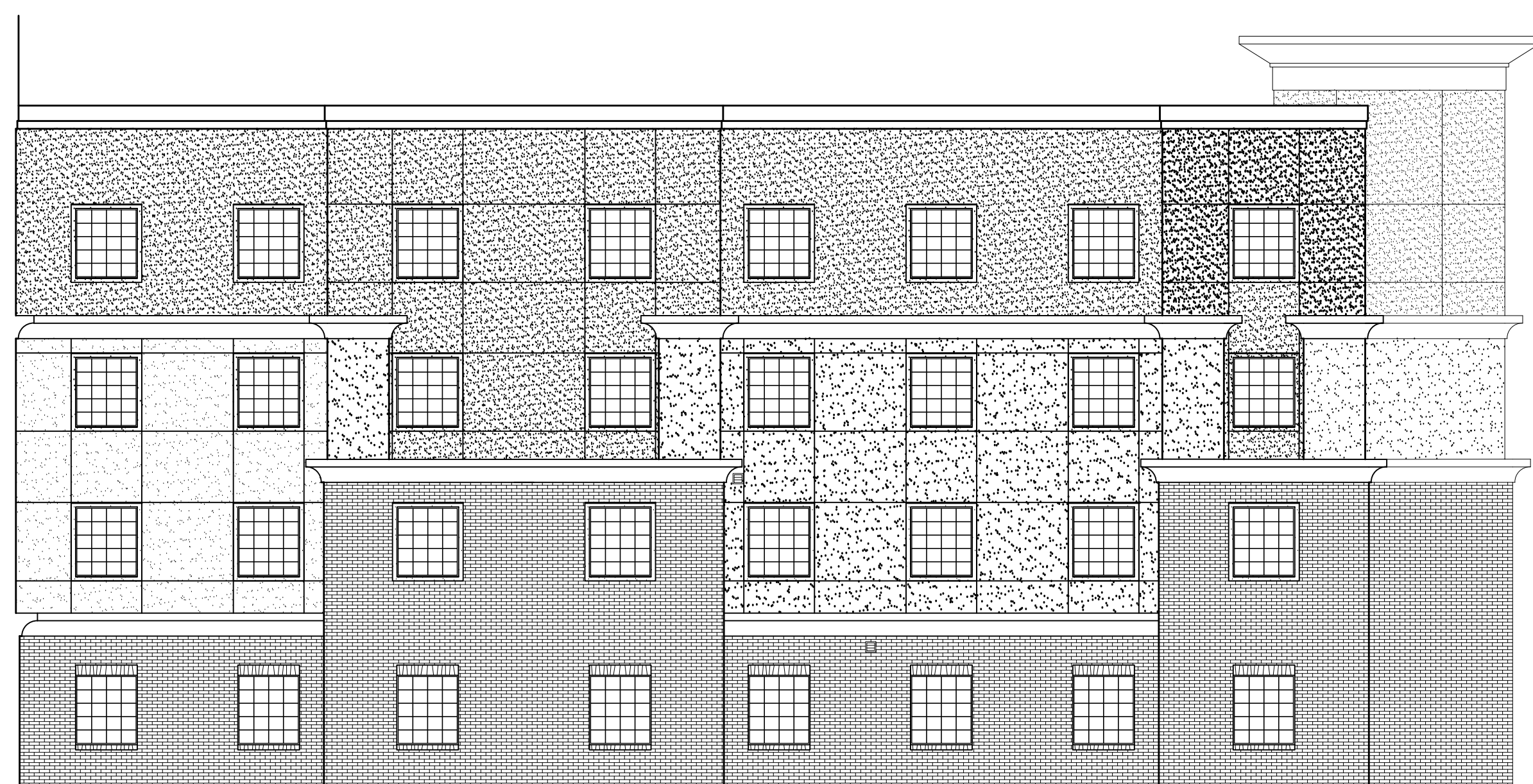
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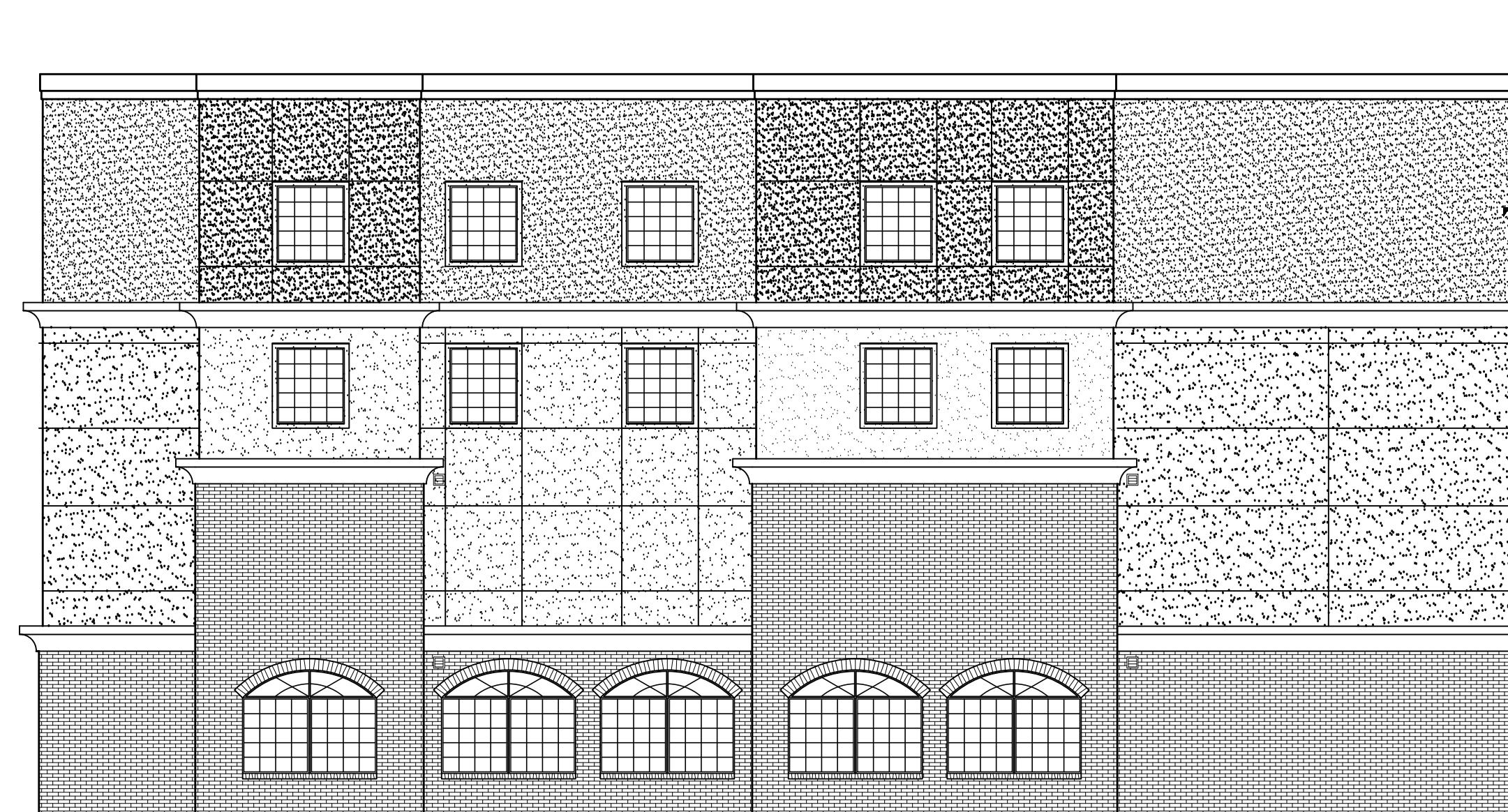
B COURTYARD ELEVATION
1/8" = 1'-0"



A COURT YARD ELEVATION
1/8" = 1'-0"



D COURT YARD ELEVATION
1/8" = 1'-0"



C COURT YARD ELEVATION
1/8" = 1'-0"

- NOTES:
1. COLOR OF FASCIA, AND SOFFIT TO MATCH EIFS COLOR EF-1.
 2. ALUMINUM DOWNSPOUTS TO MATCH COLOR OF GUTTERS.
 3. ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAPE AREA.
 4. TRIM AROUND ALL WINDOWS TO BE COLOR EF-1.
 5. MINIMUM EIFS THICKNESS TO BE 2", SEE EIFS BAND DETAILS FOR THICKNESS OF THESE ELEMENTS.

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PROGRESS	01.12.15

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JOB NO.: BD14-322

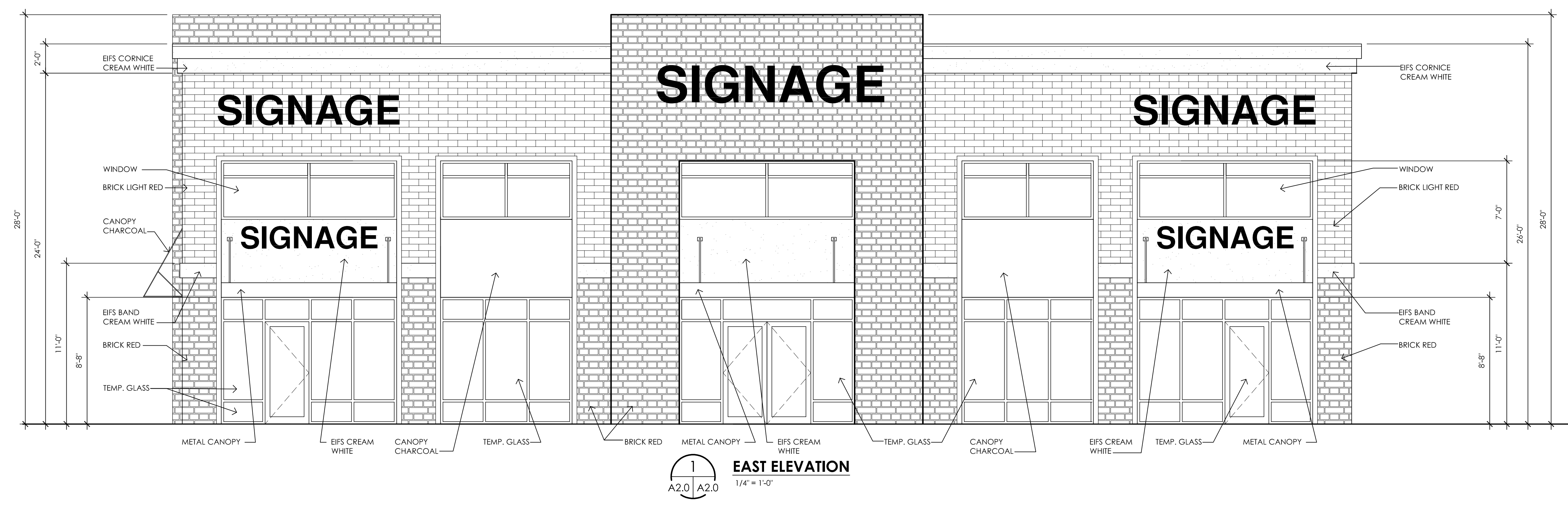
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EXTERIOR ELEVATIONS

SHEET
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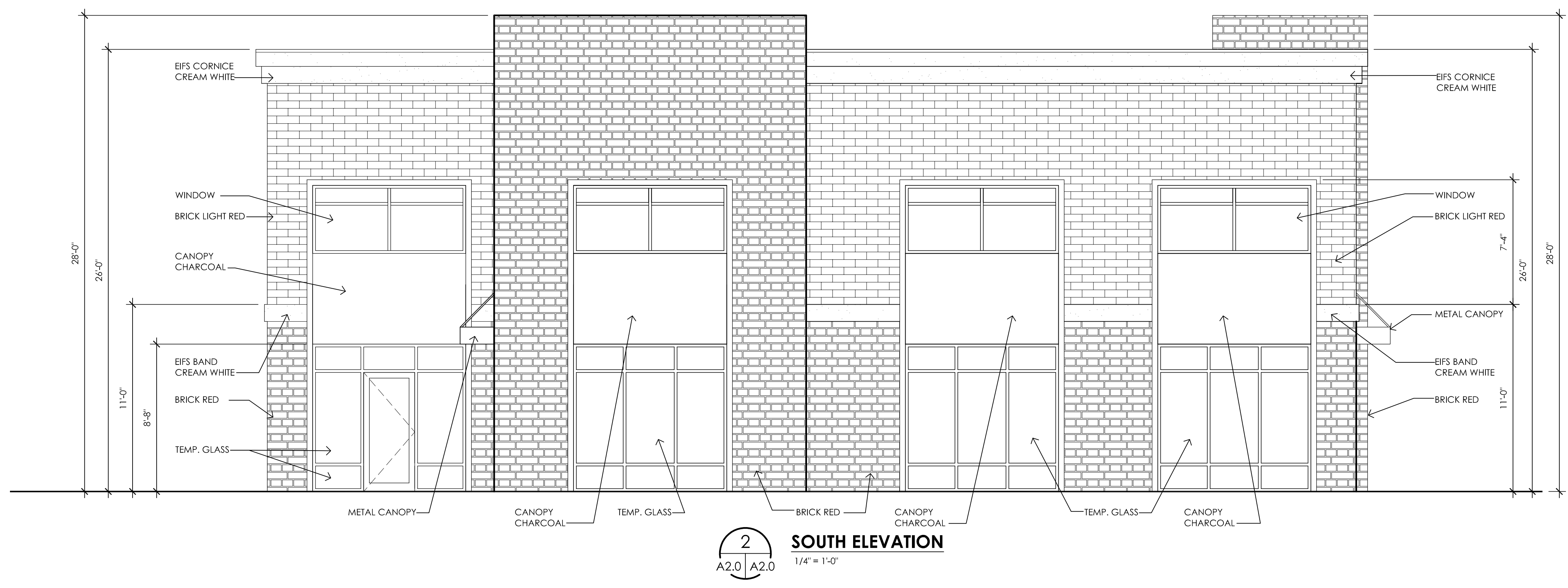


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1
A2.0 | A2.0
EAST ELEVATION
1/4" = 1'-0"



2
A2.0 | A2.0
SOUTH ELEVATION
1/4" = 1'-0"

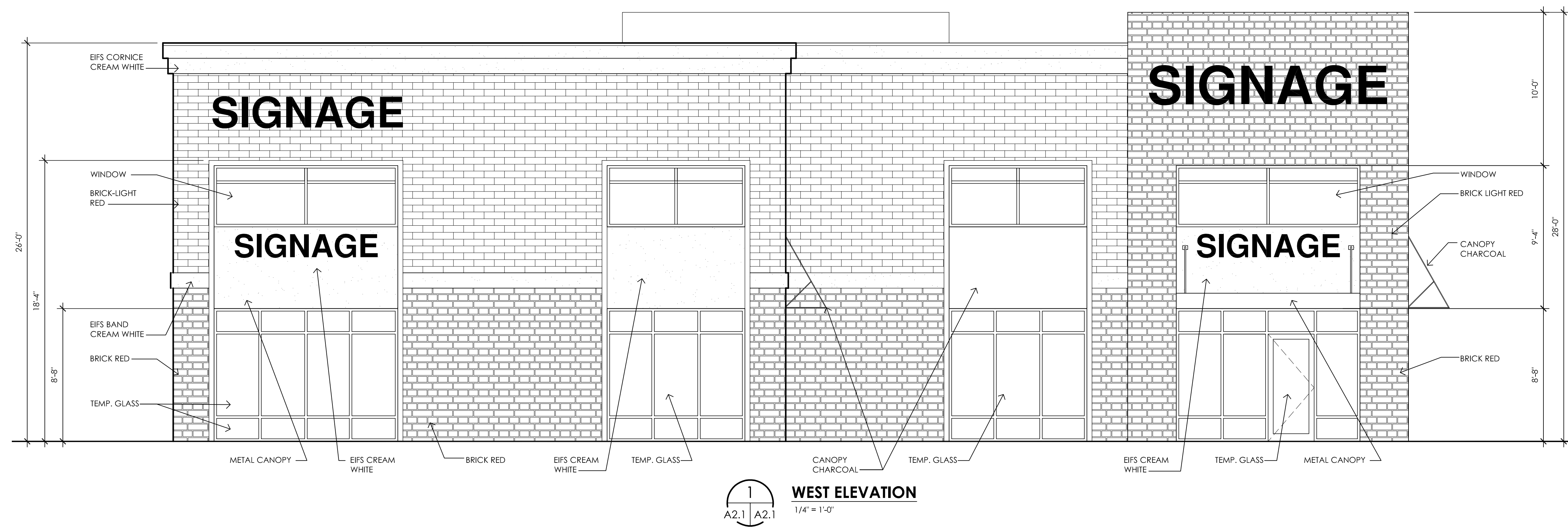
ISSUED FOR: PROGRESS
DATE: 11.19.14
DATE: 11-18-14
DRAWN: AM
CHECKED: JSP
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JOB NO: BD-14-322-#2
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A2.0

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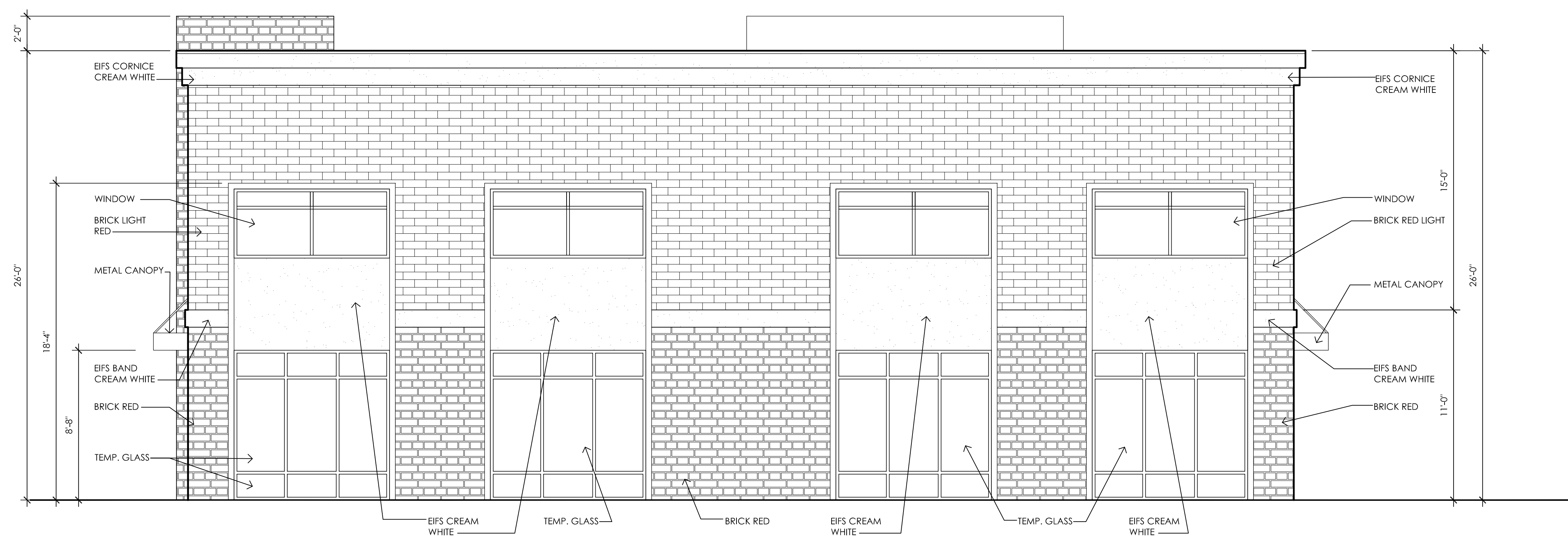


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1
A2.1 | A2.1
WEST ELEVATION
1/4" = 1'-0"



2
A2.1 | A2.1
NORTH ELEVATION
1/4" = 1'-0"

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ISSUED FOR	DATE
PROGRESS	11.19.14

DATE : 11-18-14
DRAWN : AM
CHECKED : JSP
SCALE : 1/4" = 1'-0"
JOB NO : BD-14-322-#2

SHEET TITLE :
EXTERIOR ELEVATIONS
SHEET
A2.1