

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of August 3, 2022**

**SUBJECT: University Inn Site Plan for City Planning Commission Approval  
(2424 E. Stadium)  
File No. SP21-050**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends the City Planning Commission approve the University Inn Site Plan and Development Agreement (2424 East Stadium Boulevard) subject to combining the parcels and Washtenaw Water Resources Commissioner approval.

**STAFF RECOMMENDATION**

Staff recommends that the site plan be **approved** because the plan would comply with all local, state and federal laws and regulations; and the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

**LOCATION**

This site is located at the south side of E. Stadium Blvd., west of Manchester Rd. (South Area, Ward 3 and Malletts Creek Watershed).

**DESCRIPTION OF PETITION**

This proposal consists of three parcels that requires they be combined as part of the approval totaling 3.2 acres. The 2424 E. Stadium site is zoned C3, Fringe Commercial District, and currently contains a 20,000-sq ft. hotel building that will be demolished as part of this proposal. The adjacent 14,400-sq ft office building facing E. Stadium is also zoned C3 and proposed to be reduced to 7,400-sq ft. and the existing 3,100-sq ft office building located at 1950 Manchester Rd is zoned O, Office District, and is to be demolished.

The petitioner proposes demolishing these structures, with the exception of half the office building facing E. Stadium, and constructing a 4-story, 185-unit apartment building constructed in one phase. Primary access off E. Stadium leads to approximately 41 surface parking spaces and a ramp to the below grade parking structure with a secondary access located west of the building and used for emergency vehicles only. Access off Manchester Rd leads to 212 below grade parking spaces. EV parking requirements are met with 22 EV-I (installed), 51 EV-R (Ready) and 127 EV-C (Capable) spaces.

Eight landmark trees totaling 90-inches of DBH are proposed to be removed on the southeast corner of the site and the petitioner proposes mitigating for their removal by planting trees along the south and west perimeter of the site. A 15-foot wide conflicting land use buffer is also proposed along the southern property line as this site is adjacent to residential uses.

The storm water generated from the proposed development shall be detained on-site and released in accordance with the current design standards of the Washtenaw County Water Resources Commissioner. Storm runoff shall be collected using a series of swales, basins, building inlets, and storm pipe. The collected runoff will then be routed to an underground detention vault, located below the basement garage floor of the proposed building.

On-site areas located outside of the proposed basement garage perimeter shall use traditional storm sewer basins and pipes to collect the storm water runoff. These systems will route the collected water into the building storm water system where it will then be directed to the detention vault. Due to site conditions, infiltration is not possible. The site will be providing storage for 120% of the 100-year storm event. The outlet for this site will be to an existing 24-inch storm sewer located with the Manchester Rd. right-of-way.

New internal sidewalk connections leading from both E. Stadium and Manchester Rd to the building entrances are proposed. A bicycle storage room is located inside the parking garage area totaling 56 enclosed spaces exceeding the amount required.

A solar power array is also proposed on the western portion of the building totaling 100kW. All residential units utilize electric appliances along with electric heating and cooling systems. All lighting uses LED fixtures. Each unit will have it's own VTAC system. No gas lines are proposed for this development.

A post card was sent to neighbors within 1,000 feet of this site notifying them of this project and a neighborhood meeting was held on December 8, 2021 (meeting minutes attached). At the time this staff report was written, the petitioner and the City have not received any comments or concerns from the public regarding this proposal.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Drive-thru shop, Church and single-family residences	C3 (Fringe Commercial District), O (Office District) & R1B (Single-Family Residential)
EAST	General Office & County Farm Park	O & PL (Public Land)
SOUTH	Strip Center & Apartment Complex	C1 (Local Business District) & R4B (Multiple-Family Residential)
WEST	Strip Center	C1

### COMPARISON CHART

	1950 MANCHESTER RD	2424 & 2452 E. STADIUM	PROPOSED (NEW SITE)	REQUIRED/PERMITTED
Zoning	O (Office District)	C3 (Fringe Commercial District)	C3 & O	C3 & O
Gross Lot Area	0.55 acres	2.64 acres	2.64 acres – C3 0.55 acres - O	6,000 sq ft MIN – C3 & O
Floor Area in Percentage of Lot Area	17,846 sq ft 73.9%	196,849 sq ft 171%	sq ft 196%	200% MAX – C3 75% MAX - O

Setback – Front	25 ft	58 ft	18.4 ft- Manchester 17.4 ft – E. Stadium	10 ft MIN 25 ft MAX – C3  15 ft MIN 40 ft MAX - O
Setback - Side	50 ft	4 ft	0 ft – C3 30 ft - O	None (Except 30 feet where abutting residentially zoned land)
Setback – Rear	77 ft	12 ft	20 ft – C3 0 ft - O	None (Except 30 feet where abutting residentially zoned land)
Height	1-story	2-story	55 ft. 4 - Stories	4 stories MAX 55 ft MAX
Parking – Automobile	14 spaces	102 spaces	253 spaces (212 below grade)*	185 spaces (1 space/unit) 24 spaces MIN - Office
EV Parking	None	None	127 EV-Capable 51 EV-Ready 22 EV – Installed	127 EV-C 50 EV-R 21 EV- I
Parking – Bicycle	None provided	None provided	56 spaces– Class A	40 spaces MIN – Class A

\*additional parking permitted for structured parking

### HISTORY & PLANNING BACKGROUND

The current University Inn site is in operation and built in 1957. The adjacent office building located at 2454 E. Stadium was built in 1976 and the office building located at 1950 Manchester Rd. was constructed in 1956.

The Master Plan: Land Use Element recommends commercial uses for the two parcels facing E. Stadium and office uses for the parcel facing Manchester Rd.

Additional Objectives of the Master Plan include reducing vacancies and redevelop sites containing obsolete buildings or facilities, which present an appearance of economic decline and to encourage infill development on vacant and underutilized land.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for E. Stadium Blvd. These currently exist on both sides of the street.

### STAFF COMMENTS

Traffic – Proposed access off Stadium is located within the intersection area of the Stadium & Washtenaw. There is concern with safety and operations. Full turning driveway is approved with the condition that future safety and operational issues may require this drive access to be converted to right-in-right-out only.

Project Management – If footing drains for the existing building are connected to the sanitary sewer system, disconnection is required in accordance with current city specifications. Footing drains removed from any existing buildings may offset any required mitigation.

The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 127 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternatively, a payment in lieu of performing actual flow removal may be made.

The existing bituminous sidewalk along East Stadium Boulevard is in very poor condition and will require replacement as part of this project.

Parks – The current formula for parkland dedication is based on maintaining the existing amount of neighborhood parkland to keep pace with the existing level of service for neighborhood parks. In lieu of available land for public parkland dedication, contributions may be made to improve surrounding area parks such as Manchester Park and Lockett Park, or community-wide parks such as Buhr Park, Burns Park, and Gallup Park. The formula for your proposed development would be: 185 dwelling units x .0125 acres (the amount desired to keep pace with existing parkland density) x \$50,000/acre (the average cost for parkland/acre) = \$115,625

Office of Sustainability & Innovations - Owner indicates inability to accommodate on-site battery storage. Consider a dedicated location for the installation of future on-site energy storage as well as reserved space in the main electrical service panel and pathways for routing cable connections to support the storage system.

Petitioner's Response: The level of solar power provided by the solar panels will be sufficient to supply only a portion of the common area lighting in areas such as the garage, lobby and corridors where lights will remain on for security. As such, provision of battery storage at this time is unnecessary and wasteful. A location has been identified within the MEP room in the basement on Sheet SP-01 for future battery storage should the opportunity to store power arise in the future. Conduit will be run to this location to allow future installation of the necessary electrical equipment and cabling

WCWRC – Storm Water – Approval of the 100-year storm water detention is currently being reviewed by the WCWRC.

Planning – Staff supports the proposed development as The Master Plan: Land Use Element recommends compatibility with surrounding residential uses with strong pedestrian connections. Staff has requested the petitioner provide more detailed information on the building electrification and sustainability elements at the CPC Meeting and the petitioner has agreed to address these elements in greater detail.

Prepared by Chris Cheng  
Reviewed by Brett Lenart  
mg/7/25/22

Attachments: [Zoning/Parcel Maps](#)  
[Aerial Photo](#)  
[Site Plan/Landscape Plan](#)  
[Elevations](#)  
[12/08/21 Neighborhood Meeting Minutes](#)  
[A2Zero Letter](#)  
[Draft Development Agreement](#)

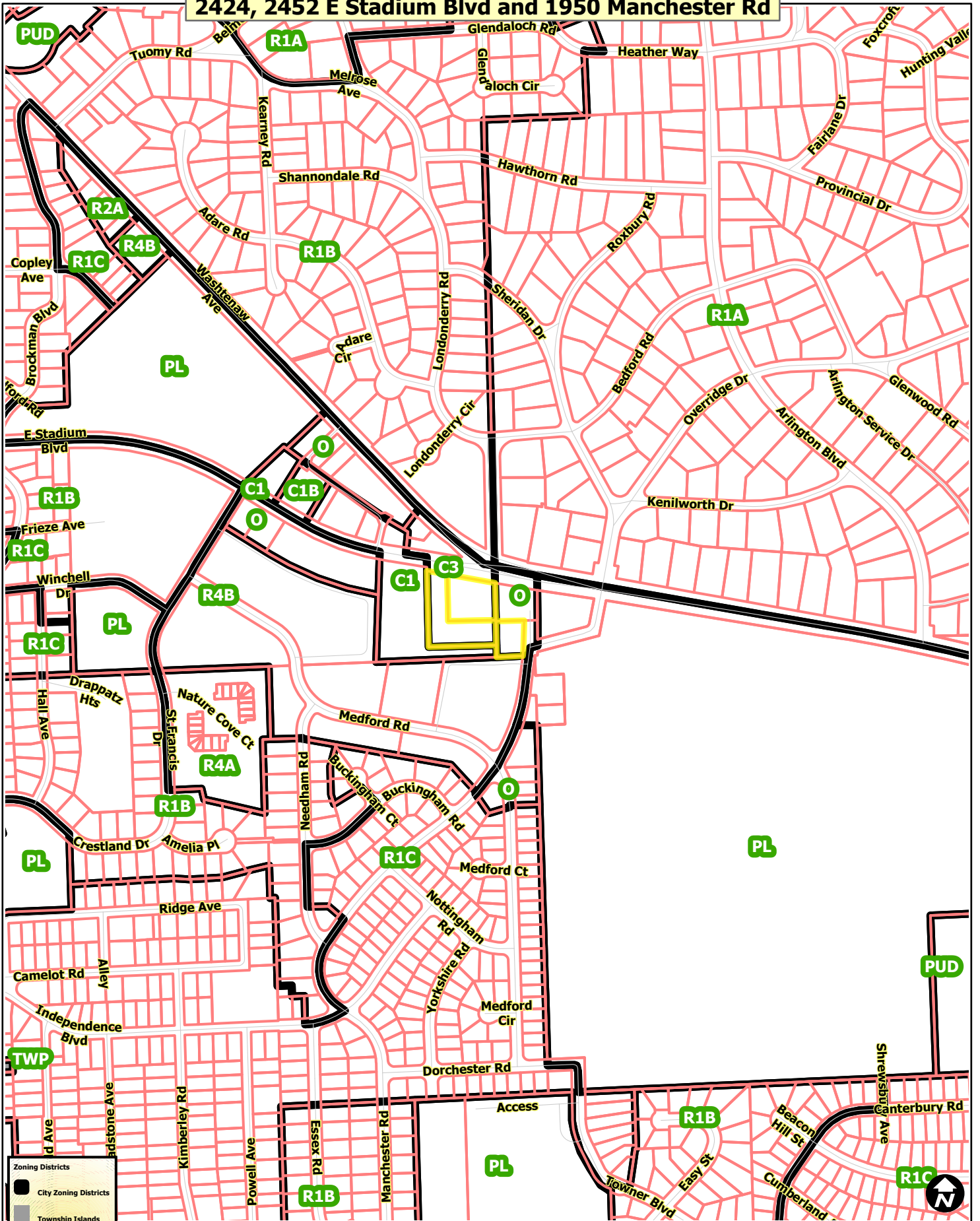
[WCWRC Letter](#)

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Project Management  
Systems Planning  
File No. SP21-050

# 2424, 2452 E Stadium Blvd and 1950 Manchester Rd



Map date: 7/13/2022  
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# 2424, 2452 E Stadium Blvd and 1950 Manchester Rd



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2424, 2452 E Stadium Blvd and 1950 Manchester Rd



- Railroads
- Huron River
- Tax Parcels



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