

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 17, 2015

**SUBJECT: Hyatt Place Site Plan for Planning Commission Approval (formerly called Rockbridge Hotel – 3201 S. State Street)
Project No. SP15-042**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Hyatt Place Site Plan for Planning Commission Approval, subject to approval of administrative amendment at 725 Victors Way.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because the plan would comply with all local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on the east side of South State Street, north of Victor’s Way (South Area). This site is located in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

This petition was previously called the Rockbridge Hotel & Retail Planned Project Site Plan and approved at the July 7, 2015 City Planning Commission Meeting and the September 21, 2015 City Council Meeting.

The petitioner proposes to reduce the hotel size from 91,000 sq feet to 86,500 sq feet, reduce 2 parking spaces from 159 to 157 spaces, reduce hotel height from 80 ft to 73 ft, and reconfigure the hotel entrance layout. Due to these proposed changes, approval from the City Planning Commission is required. Two additional hotel room units are proposed for a new total of 142. No changes to the 2,800- square foot retail building are proposed.

The new hotel operator of this site is Hyatt Place and is requesting these proposed changes as part of their corporate hotel layout plan.

The previous main hotel entrance is proposed to be relocated from the south side of the hotel to a two-lane, one-way circular vehicular drop-off entrance located at the southwest corner of the hotel. This revised circular entrance displaces previously approved parking spaces that have been relocated to the southeast corner of the hotel.

As part of the approval for this project, the property located directly south of this site (725 Victor’s Way (Burger King)) is proposed to have an interior parking lot connection to facilitate traffic circulation between the two sites. This connection requires 725 Victor’s Way be administratively amended. Approval of this petition is subject to this approval.

COMPARISON CHART

	EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning	C3 (Fringe Commercial District)	C3	C3
Gross Lot Area	103,673 sq ft	103,673 sq ft	6,000 sq ft MIN
Maximum Useable Floor Area in Percentage of Lot Area	22,400 sq ft (21.6%)	86,500 sq ft (84.4%)	207,346 sq ft MAX (200%)
Setbacks	Front (north & west)	10 ft – South State St 20 ft – Private Dr.	0 ft – South State St * 15 ft – Private Dr.
	Side (east)	5 ft	15 ft
	Rear (south)	200 ft	140 ft
Building Height	1 story	73 ft (6 stories)*	55 ft (4 stories) MAX
Parking - Automobiles	Parking pads	157 spaces	151 spaces MIN
Parking – Bicycles	None	6 spaces - Class A 8 spaces – Class B	3 spaces MIN - Class A 3 spaces MIN – Class C

* Planned project modifications requested.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office Center	O (Office District)
EAST	Hotel	C3 (Fringe Commercial District)
SOUTH	Service Station & Restaurant	C3 (Fringe Commercial District)
WEST	Fitness Studio & Restaurant	PUD (Planned Unit Development)

HISTORY

The existing office building on the site was constructed in 1955 and the warehouse building in 1956. Planning Commission and City Council previously approved this 91,000-square foot hotel and 2,800-square foot retail building in 2015.

PLANNING BACKGROUND

The South State Street Corridor Plan recommends office uses for this site. Retail and hotel uses would be appropriate if located along the South State frontage to encourage pedestrian access. Drive thrus are not appropriate along this gateway portion of South State Street.

This area is an important hospitality district, with lodging and restaurant options located within walking distance of each other. As parcels in this area redevelop, recommended zoning designations include C1B (Community Convenience), or C2B (Business Service) to support convenience commercial uses for employees and hotel guests in the immediate vicinity. New uses should be designed to encourage convenient non-motorized and transit access and connect driveways and sidewalks to adjacent sites. Connection to the private east-west drive connecting South State Street and Boardwalk is encouraged. Additional drive openings onto South State Street are discouraged.

The Master Plan: Land Use Element recommends office uses for this site.

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

The Transportation Plan Short-term Recommendations propose intersection improvements at State and I-94 intersection. 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. with a Signature Service study from South State Street to the Plymouth Road Park n Ride. The Long-term recommendation is corridor improvements from Ellsworth to Eisenhower Blvd.

SERVICE UNIT COMMENTS

Planning – As part of the previous site plan approval, planned project modifications were requested to reduce the front setback along South State Street for the proposed AATA bus stop/bicycle station from the minimum requirement of 10 feet to approximately 0 feet. Planned project modifications were also requested for the height of the hotel to exceed the four story maximum to 6 stories.

In exchange for the reduced front setback and exceeding height, the petitioner proposes 6 vehicle charging stations near the hotel entrance, pedestrian connections throughout the site, a possible future bus drop-off area coordinated with AATA, a bicycle parking station and LEED Certified level energy conservation standards. These benefits remain as part of this site plan.

Planning staff is currently reviewing the administrative amendment for the 725 Victor's Way site located to the south.

Hyatt Place Hotel Site Plan
Page 4

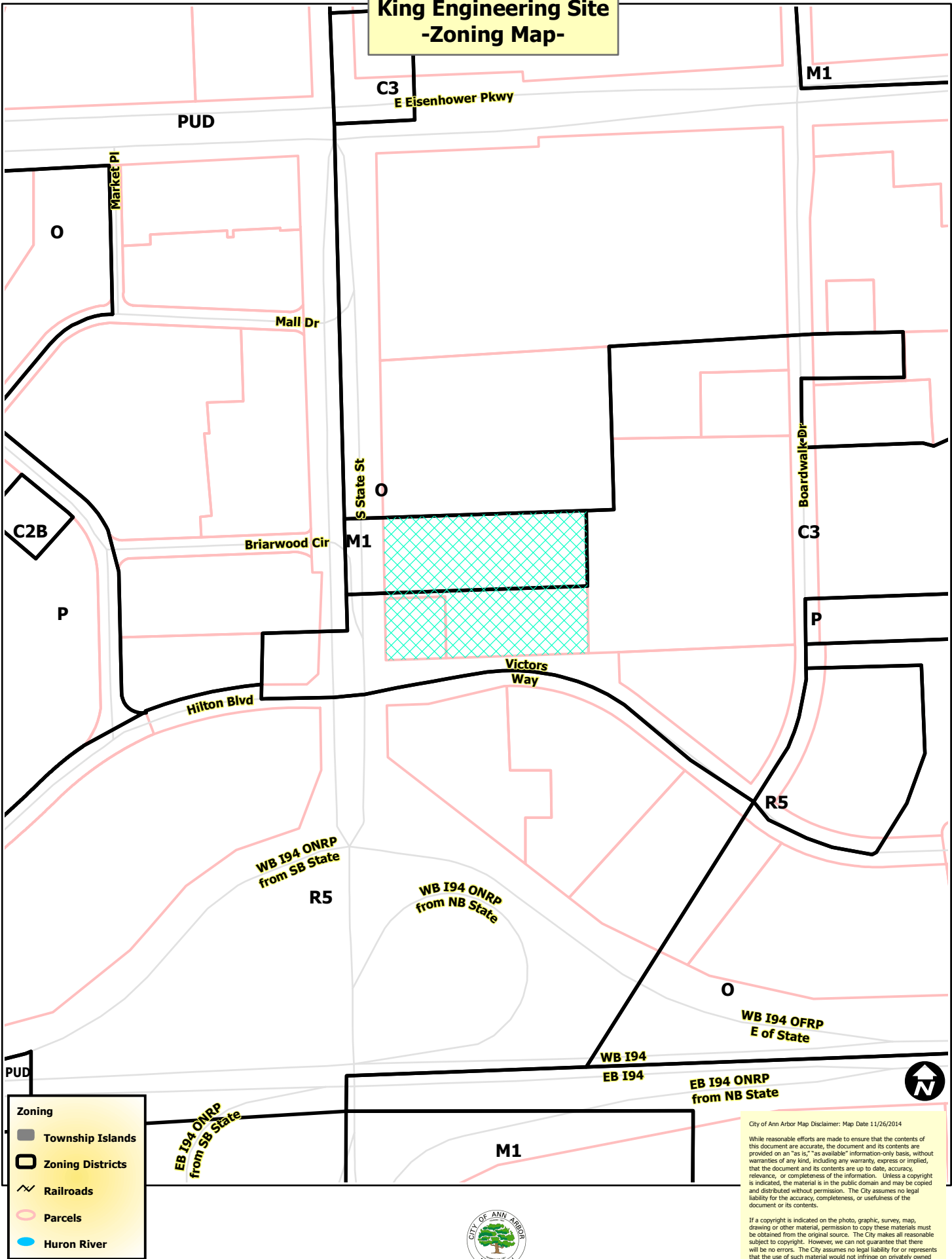
Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan

c: Owner: South State Street Ann Arbor Retail, LLC
4100 Regent Street, Suite G
Columbus, OH 43219

Petitioner: Jamie Gorenflo
Midwestern Consulting, LLC
3815 Plaza Drive
Ann Arbor, MI 48108

Project Management
Systems Planning
File No. SP15-042

King Engineering Site -Zoning Map-



Zoning

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

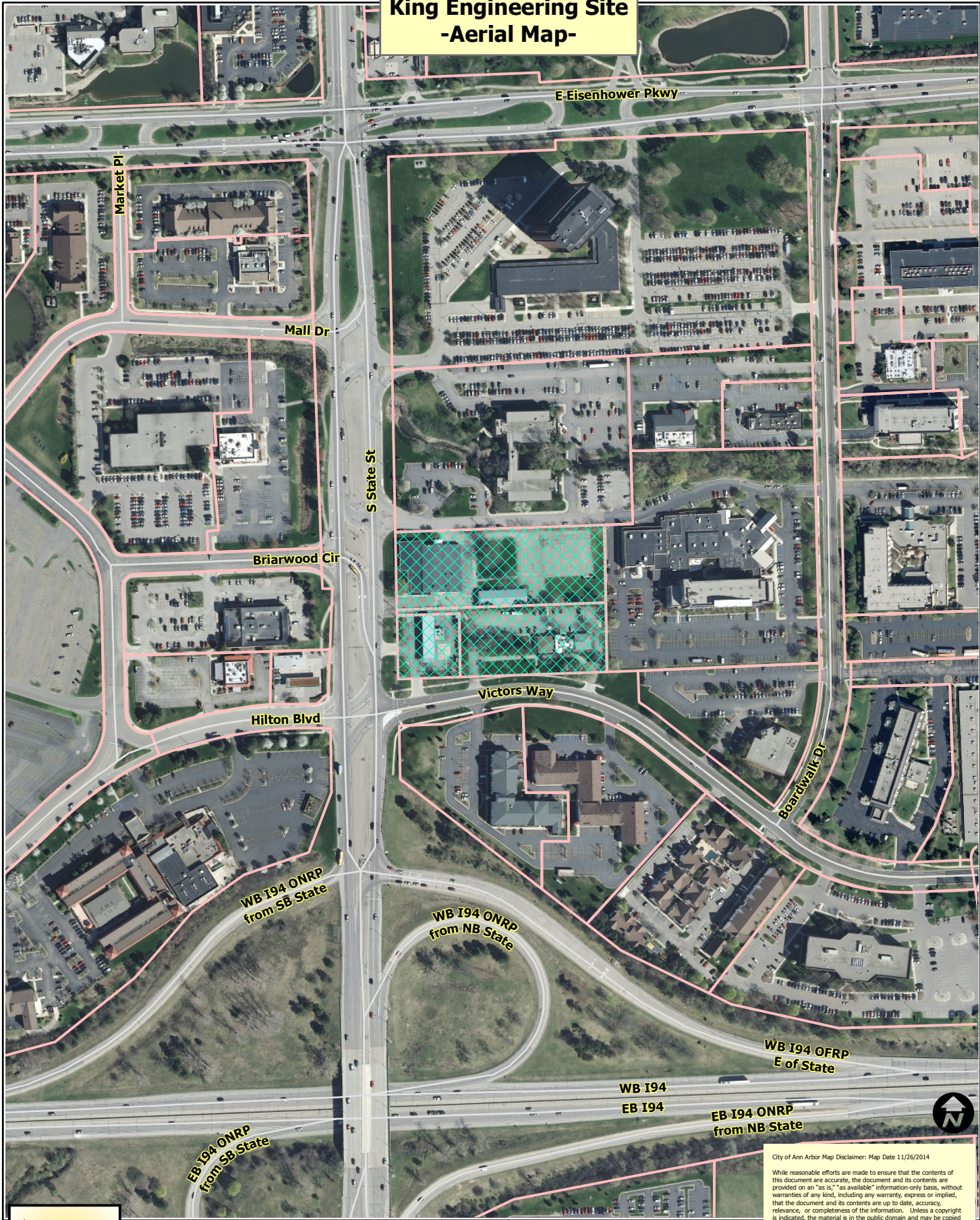
City of Ann Arbor Map Disclaimer: Map Date 11/26/2014

While reasonable efforts are made to ensure that the contents of this document are accurate, the document and its contents are provided on an "as is," "as available" information-only basis, without warranties of any kind, including any warranty, express or implied, that the document and its contents are up to date, accuracy, relevance, or completeness of the information. Unless a copyright is indicated, the material is in the public domain and may be copied and distributed without permission. The City assumes no legal liability for the accuracy, completeness, or usefulness of the document or its contents.

If a copyright is indicated on the photo, graphic, survey, map, drawing or other material, permission to copy these materials must be obtained from the original source. The City makes all reasonable subject to copyright. However, we can not guarantee that there will be no errors. The City assumes no legal liability for or represents that the use of such material would not infringe on privately owned rights. Unauthorized duplication, alteration or use of the City logo is prohibited.



King Engineering Site -Aerial Map-



-  Railroads
-  Parcels
-  Huron River

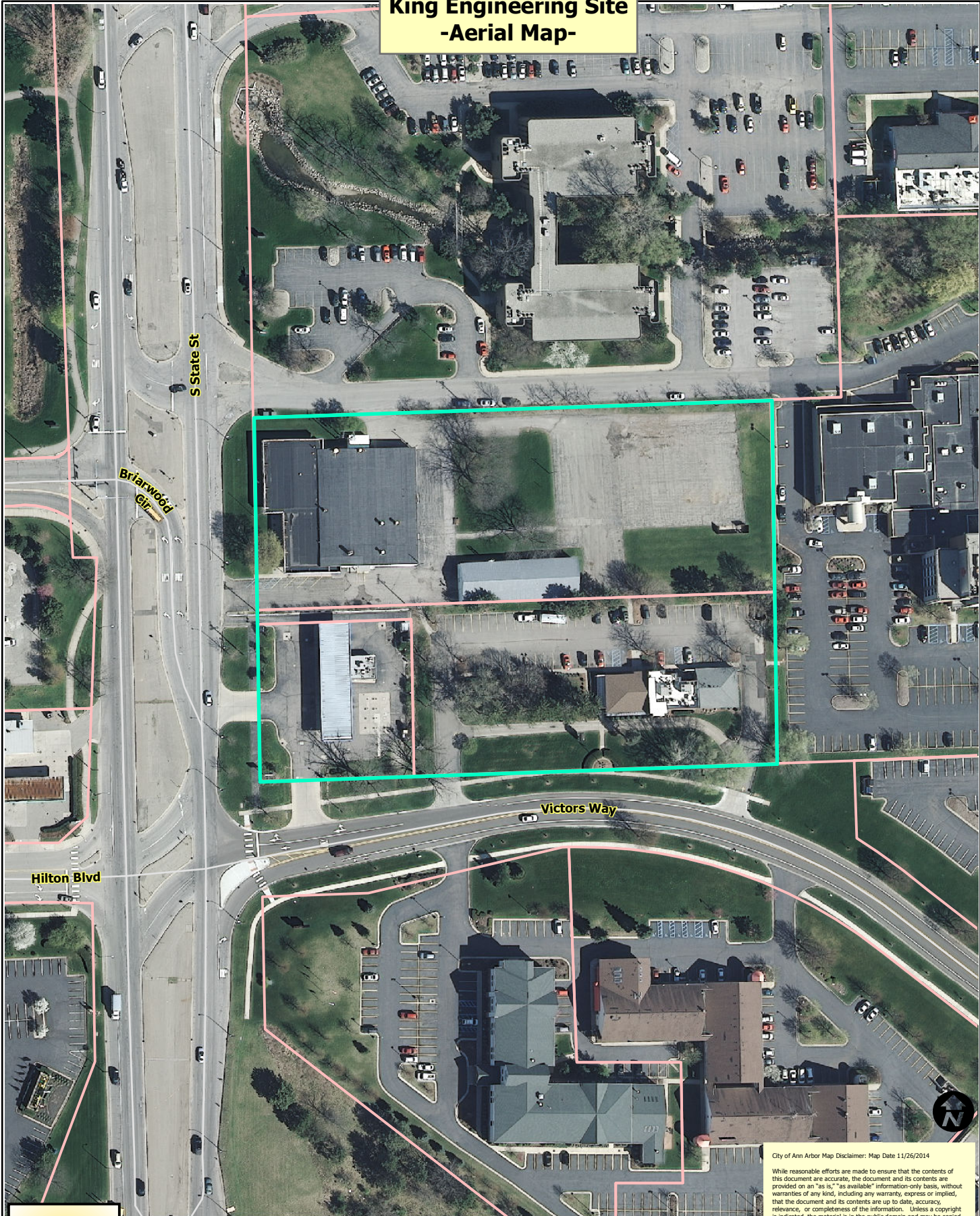


City of Ann Arbor Map Disclaimer: Map Date 11/26/2014

While reasonable efforts are made to ensure that the contents of this document are accurate, the document and its contents are provided on an "as is," "as available" information-only basis, without warranties of any kind, including any warranty, express or implied, that the document and its contents are up to date, accuracy, relevance, or completeness of the information. Unless a copyright is indicated, the material is in the public domain and may be copied and distributed without permission. The City assumes no legal liability for the accuracy, completeness, or usefulness of the document or its contents.

If a copyright is indicated on the photo, graphic, survey, map, drawing or other material, permission to copy these materials must be obtained from the original source. The City makes all reasonable subject to copyright. However, we can not guarantee that there will be no errors. The City assumes no legal liability for or represents that the use of such material would not infringe on privately owned rights. Unauthorized duplication, alteration or use of the City logo is prohibited.

King Engineering Site -Aerial Map-



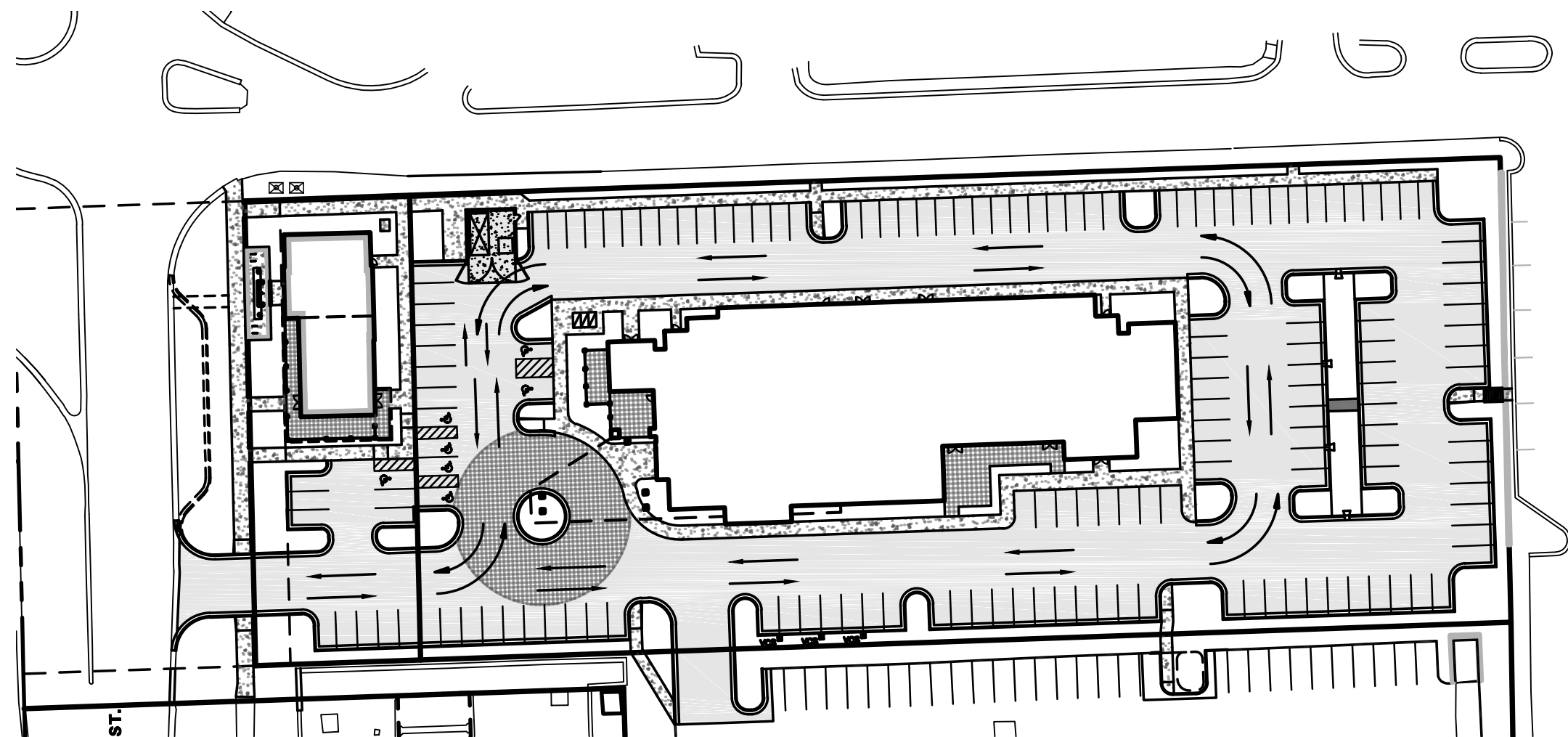
-  Railroads
-  Parcels
-  Huron River



City of Ann Arbor Map Disclaimer: Map Date 11/26/2014

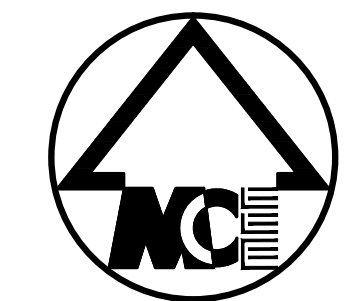
While reasonable efforts are made to ensure that the contents of this document are accurate, the document and its contents are provided on an "as is," "as available" information-only basis, without warranties of any kind, including any warranty, express or implied, that the document and its contents are up to date, accuracy, relevance, or completeness of the information. Unless a copyright is indicated, the material is in the public domain and may be copied and distributed without permission. The City assumes no legal liability for the accuracy, completeness, or usefulness of the document or its contents.

If a copyright is indicated on the photo, graphic, survey, map, drawing or other material, permission to copy these materials must be obtained from the original source. The City makes all reasonable subject to copyright. However, we can not guarantee that there will be no errors. The City assumes no legal liability for or represents that the use of such material would not infringe on privately owned rights. Unauthorized duplication, alteration or use of the City logo is prohibited.



REFUSE CIRCULATION PLAN

SCALE: 1"=60'



SCALE: 1" = 30'
0 30 60 90



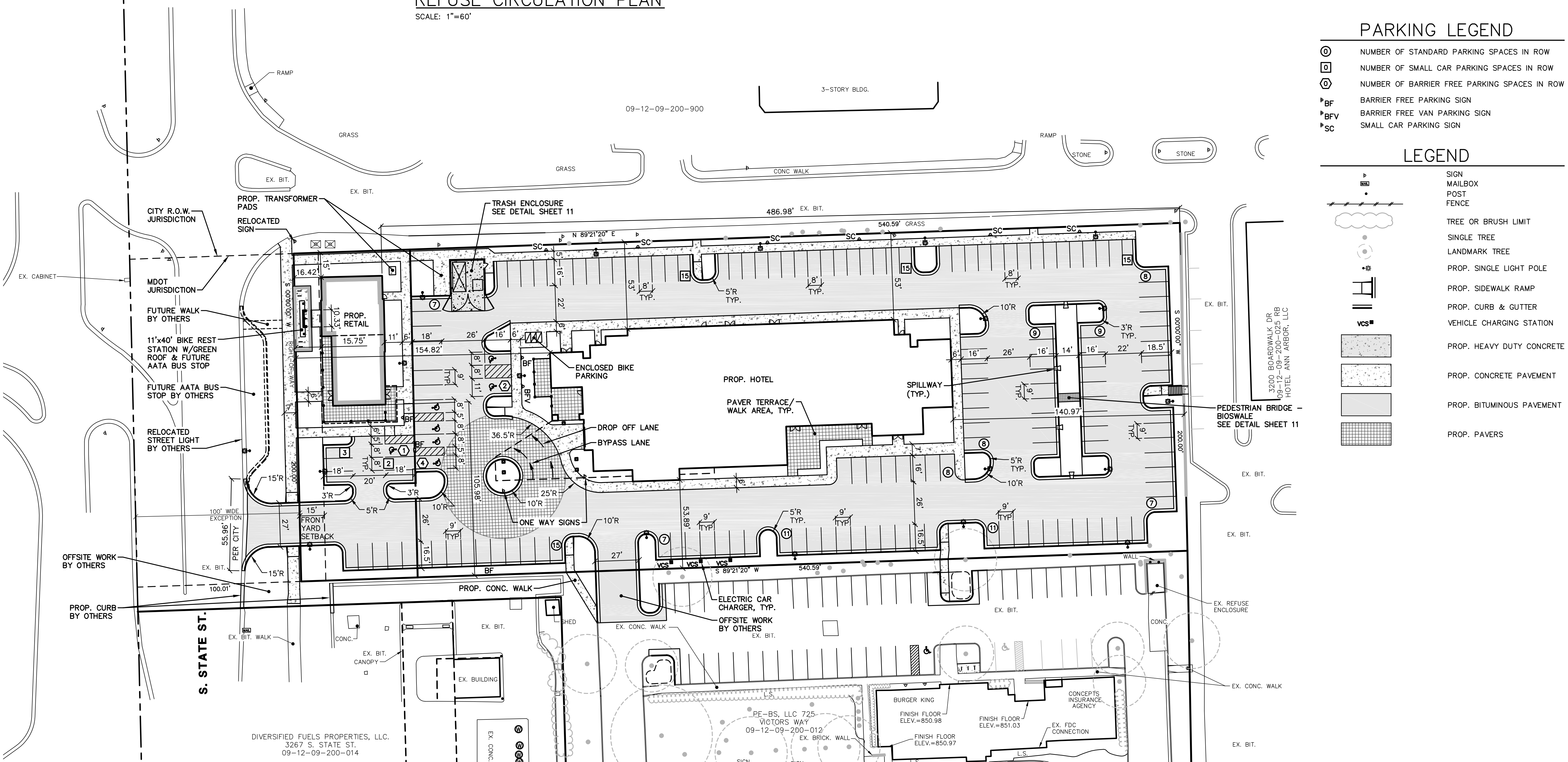
Know what's below.
Call before you dig.

PARKING LEGEND

- ⊙ NUMBER OF STANDARD PARKING SPACES IN ROW
- ⊠ NUMBER OF SMALL CAR PARKING SPACES IN ROW
- ⊕ NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF BARRIER FREE PARKING SIGN
- BFV BARRIER FREE VAN PARKING SIGN
- SC SMALL CAR PARKING SIGN

LEGEND

- SIGN
- MAILBOX
- POST
- FENCE
- ☁ TREE OR BRUSH LIMIT
- SINGLE TREE
- LANDMARK TREE
- PROP. SINGLE LIGHT POLE
- PROP. SIDEWALK RAMP
- PROP. CURB & GUTTER
- VEHICLE CHARGING STATION
- PROP. HEAVY DUTY CONCRETE
- PROP. CONCRETE PAVEMENT
- PROP. BITUMINOUS PAVEMENT
- PROP. PAVERS



DIVERSIFIED FUELS PROPERTIES, LLC.
3267 S. STATE ST.
09-12-09-200-014

JOB No.	14150
DATE	3/30/15
REV. DATE	5/28/15
REV. DATE	10/21/15
AMENDMENT #1	
PER CITY COMMENTS	
ADD: DAG, WAJ	
ENG: HTH	
PK: RUG	
TECH: RUG	
14150SP1.dwg	

M:\CH04_Plan\14150\Amend Site Plan\14150SP1.dwg, 5 SITE, 10/21/2015, 10:09:52 AM, dbr
 M:\CH04_Plan\14150\Amend Site Plan\14150SP1.dwg, 10/21/2015 10:09 AM, dbr of A. Gregier, MLLC, POF, m3
 Copyright © 2015 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



1" = 20'-0"

SOUTH ELEVATION | HOTEL

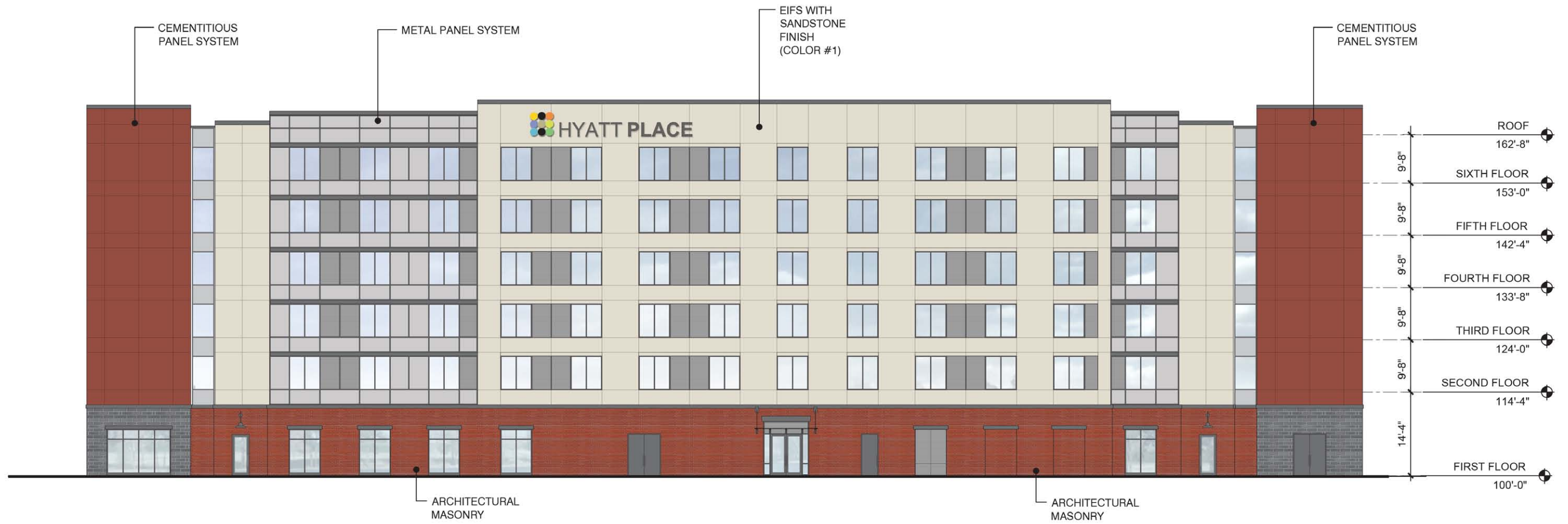
PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN SEPT 28, 2015

OWNER:
 South State St. Ann Arbor Retail LLC
 4100 Regent Street, Suite G
 Columbus OH 43219

OWNER REP:
 RB Hotel Development LLC
 4100 Regent Street, Suite G
 Columbus OH 43219





1" = 20'-0"

NORTH ELEVATION | HOTEL

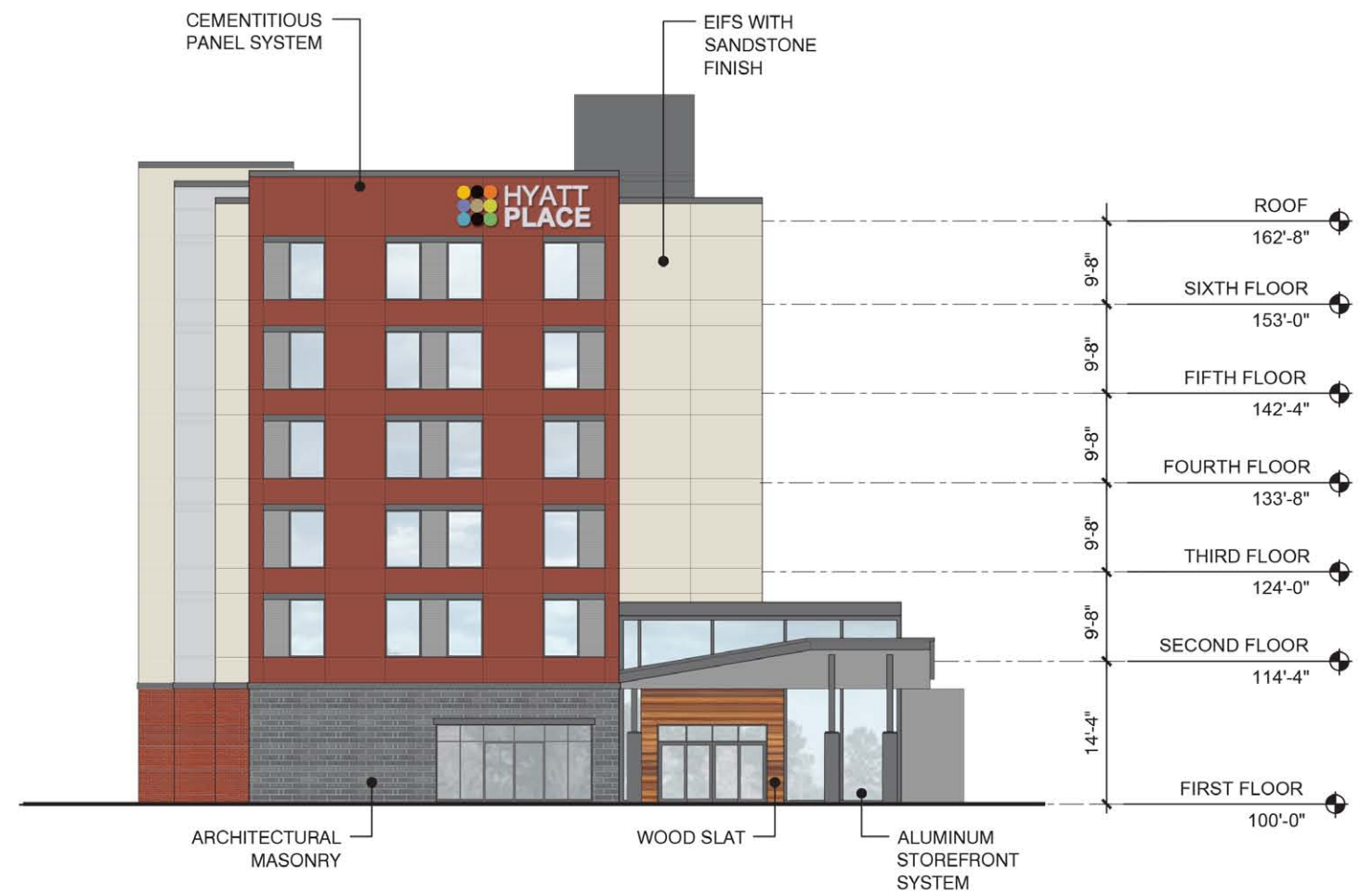
PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN SEPT 28, 2015

OWNER:
 South State St. Ann Arbor Retail LLC
 4100 Regent Street, Suite G
 Columbus OH 43219

OWNER REP:
 RB Hotel Development LLC
 4100 Regent Street, Suite G
 Columbus OH 43219





1" = 20'-0"

EAST and WEST ELEVATION | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN SEPT 28, 2015

OWNER:

South State St. Ann Arbor Retail LLC
4100 Regent Street, Suite G
Columbus OH 43219

OWNER REP:

RB Hotel Development LLC
4100 Regent Street, Suite G
Columbus OH 43219





RENDERING | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

SEPT 28, 2015

OWNER:

South State St. Ann Arbor Retail LLC
4100 Regent Street, Suite G
Columbus OH 43219

OWNER REP:

RB Hotel Development LLC
4100 Regent Street, Suite G
Columbus OH 43219

meyers+associates
ARCHITECTURE

J BRADLEY MOORE
& ASSOCIATES

MIDWESTERN
CONSULTING
"QUALITY SINCE 1967"
WWW.MIDWESTERNCONSULTING.COM



EAST - WEST SECTION



NORTH - SOUTH SECTION

1" = 40'-0"

SECTION | SITE

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN SEPT 28, 2015

OWNER:

South State St. Ann Arbor Retail LLC
4100 Regent Street, Suite G
Columbus OH 43219

OWNER REP:

RB Hotel Development LLC
4100 Regent Street, Suite G
Columbus OH 43219

meyers+associates
ARCHITECTURE

J BRADLEY MOORE & ASSOCIATES

MCD MIDWESTERN CONSULTING
"QUALITY SINCE 1967"
WWW.MIDWESTERNCONSULTING.COM



RENDERING | RETAIL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN SEPT 28, 2015

OWNER:

South State St. Ann Arbor Retail LLC
4100 Regent Street, Suite G
Columbus OH 43219

OWNER REP:

RB Hotel Development LLC
4100 Regent Street, Suite G
Columbus OH 43219

meyers+associates
ARCHITECTURE

J BRADLEY MOORE
& ASSOCIATES

MIDWESTERN
CONSULTING
"QUALITY SINCE 1967"
WWW.MIDWESTERNCONSULTING.COM