

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 14, 2023

**SUBJECT:** 300-312 East Huron Hotel Site Plan for City Planning Commission Approval  
Project No. SP23-0010

### PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Ann Arbor City Planning Commission approve the 300 & 312 East Huron Street Site Plan with the following condition:

1. Approval of a solid waste management and service plan compatible with the site plan as presented.

### STAFF RECOMMENDATION:

Staff recommends that the **site plan** be **approved**, because the plan would comply with all applicable state, local, 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 on southeast corner of the East Huron and South Fifth Avenue intersection. It is in the Downtown Development Authority district.

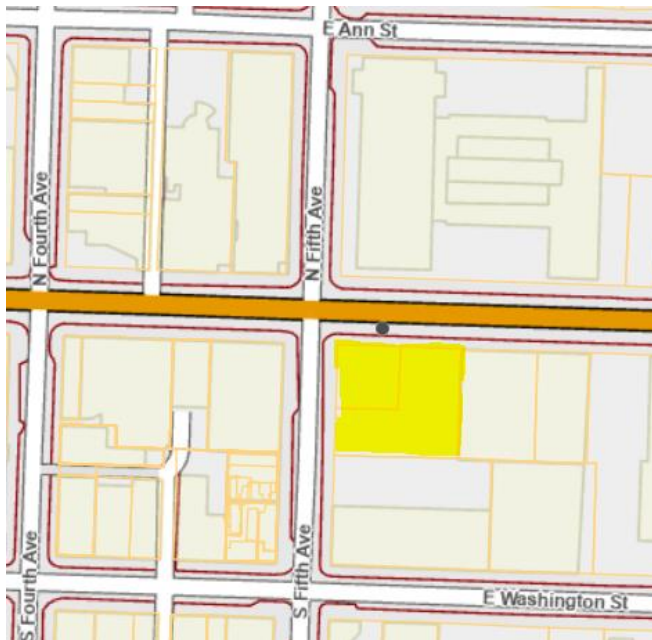


Figure 1 - Location Map

## **SUMMARY:**

The applicant seeks site plan approval to construct a new six-story residential building providing 139 hotel rooms on a site created from two lots totaling .45-acres. The site has frontage on both South Fifth Avenue and East Huron Street and has entrance to its small 9-vehicle parking lot and service area off South Fifth Avenue. The main pedestrian entrance is on South Fifth Avenue.

## **DESCRIPTION OF PROJECT:**

Existing Conditions – The 19,597-square foot vacant site consists of two lots, currently used for parking. It is zoned D1 (Downtown Core) and Midtown character overlay, and Secondary Street frontage designation.

Proposed Development – The proposed site plan is for a 77,265-square foot, six-story 139 room hotel building with 9 parking spaces on-site. The guest parking will be conducted using a valet service with parking provided primarily in the Library Lot Public Parking Structure. A two-way driveway from South Fifth Avenue leads to the small parking and service area, including solid waste/recycling storage, and exits back to South Fifth. This project is proposed to be constructed in one phase.

The proposed FAR is 394% and does not exceed the normal maximum FAR of 400% in the Downtown Core District.

A development standards review is provided below. Other development details include:

- Natural Features - There are no Landmark or woodland trees located on the site and the site is out of the floodplain.
- Landscape Modifications – Modifications include reducing the interior landscaping island requirements due to the limited area of the site and to reduce the number of street trees along South Fifth Avenue due to existing light poles, utilities, and other right-of-way improvements.
- Storm Water Management – This review was conducted by the City and complies with the Washtenaw County Water Resources Commissioners office (WCWRC). Storm water management for the first flush, bankfull and 100-year storm volumes is required and will be provided in an underground tank located under the surface parking lot. The system is designed for infiltration. The system is designed to overflow through a proposed outlet control structure to an existing catch basin located in the west curb line of S. Fifth Ave.

## **DEVELOPMENT STANDARDS REVIEW:**

The proposed site plan complies with all applicable development review standards of the D1 Downtown Core district, Midtown Character overlay district, and Secondary Street designation provided in Chapter 55 Unified Development Code.

	PROPOSED	REQUIRED/PERMITTED
Lot Area	19,597 sq ft	No minimum
FAR	394%	400% MAX normal Up to 900% MAX with premiums
Floor Area	77,265 sq ft	78,388 sq ft normal 176,373 sq ft with MAX premiums
Premiums	None	Up to 97,985 sq ft additional floor area
Building Coverage	55%	None
Streetwall Height	4 stories	2 stories MIN 4 stories MAX
Offset at Top of Streetwall	5 ft	5 ft AVERAGE
Building Height	67 ft 6 - stories	24 ft MIN 180 ft MAX
Setbacks Side, Rear	0 ft – South 0 ft – East	None
Front Setbacks	East Huron: 0 ft South Fifth: 0 ft	0 ft MIN 10 ft MAX
Parking – Automobiles	9 on-site (includes 2 ADA spaces) 4 – EV-I(44%) 5- EV-C (56%)	0 spaces MIN 25% - EV-I (Installed) 75% - EV- C (Capable)
Bicycle Parking	6 spaces – Class A 4 spaces – Class C	5 spaces – Class A

**DESIGN REVIEW BOARD:**

Design plans were seen and discussed by the Design Review Board on March 8, 2023. The Design Review Board's recommendations and the applicant's response are attached. The architectural drawings submitted as part of the site plan are consistent with the design plan discussed by the Design Review Board.

**CITIZEN PARTICIPATION:**

The petitioner mailed out 2,126 postcards to all residents within 1,000 feet of the proposed development. A virtual meeting was held on March 8, 2023. The applicant's report of community feedback is attached.

**HISTORY:**

The site previously included an early 20<sup>th</sup> century automobile repair station that is now being used as a surface parking lot approved in 1997.

## **SERVICE UNIT COMMENTS:**

The site plan and application materials were reviewed by the staff from the Planning, the Downtown Development Authority, Fire Marshal's office, Forestry/Natural Resources, Parks Planning, Engineering, Recycling/Solid Waste, Land Development, and Transportation units.

Planning – The proposed site plan meets all applicable development standards.

Solid Waste - A License Agreement shall be submitted by the Developer for review and approval by the City to use the adjacent site for solid waste collection. The current license agreement does not meet this requirement. Additionally, an alternative solid waste plan that is acceptable to the City shall be provided on the site plan and prior to site plan approval in the event that the License Agreement is terminated.

This has not been satisfied and is identified as a condition to any approval.

Office of Sustainability & Innovations – Upon review of the proposed site plan, the Office of Sustainability & Innovations (OSI) finds incongruencies with the carbon neutrality goals outlined in the A2 ZERO Plan. The current project is achieving 70% electrification, with the public space and back of house being served by fossil gas fired rooftop units. While OSI recognizes the work done to install on-site solar and storage, the inclusion of a thought-out construction and demolition waste management plan, and various other strategies that align with the A2 ZERO plan, the use of fossil fuels in any capacity goes against the goals of A2 ZERO and the OSI will not recommend approval for any project that does not achieve full building electrification.

Systems Planning – Clarify where staging and the placement of any necessary cranes will be located for construction of the building. Any damage to the public streets as a result of construction activities shall be repaired as directed by Engineering. If a crane will be used for construction purposes and it is desired to locate it in the public right-of-way, a temporary license agreement may be required.

Note on the plans if any long-term lane closures on South Fifth Avenue or E Huron Street are anticipated, as well as any long-term sidewalk closures. Submit a logistics plan separately from the site plan for review for any long-term impacts.

Prepared by Chris Cheng  
Reviewed by Brett D. Lenart  
11/3/23

References: Site Plan  
Zoning Map  
Aerial Photo  
[Additional Project Files \(STREAM\)](#)

- c: Petitioner – Michael Martin, President First Martin Corporation  
Petitioner's Agent – Midwestern Consulting LLC (Tom Covert & Candice Briere)  
Project No. SP23-0010