## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

## For Planning Commission Meeting of March 21, 2017

## SUBJECT: Holiday Inn Express \& Suites Site Plan for City Council File No. SP16-106

## PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Holiday Inn Express \& Suites Site Plan.

## STAFF RECOMMENDATION

Staff recommends the site plan be approved because it would comply with 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; 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 Research Park Drive (South Area). This site is located in the Malletts Creek Watershed.

## DESCRIPTION OF PETITION

This site is zoned O, Office District, and is approximately 2.3 acres in size. The petitioner proposes demolishing the vacant 24,900-square foot office building and constructing a fourstory, 64,518 sf hotel with 114 rooms. This project is to be constructed in one phase with the total estimated construction cost of this project at $\$ 5,000,000$.

Access to the site will be provided through a driveway off Research Park Drive and lead to 114 parking spaces. An existing western curb cut off Research Park Drive is proposed to be closed. Four bicycle parking spaces are proposed inside the hotel.

The minimum front setback for the office district ranges from 15 to 20 feet. The proposed hotel canopy is setback 34 feet from South State Street. Connections to the hotel are proposed from the existing sidewalk along S. State Street and with interior sidewalk connections from the parking lot.

One hundred year storm detention will be provided underground on the southeast corner of the parking lot. This site provides infiltration and detention with porous soils and complies with the Rules of the Washtenaw Water Resource Commissioner.

Removal of six landmark trees located near the southeast corner of the site are proposed with mitigation trees planted throughout the site. Depressed bioretention islands are provided on the interior of the parking lot and meet the requirement ( $50 \%$ required and provided).

## COMPARISON CHART

|  | EXISTING | PROPOSED | PERMITTED/REQUIRED |
| :--- | :--- | :--- | :--- |$|$| Zoning | O (Office District) | O |
| :--- | :--- | :--- |

SURROUNDING LAND USES AND ZONING

|  | LAND USE | ZONING |
| :--- | :--- | :--- |
| NORTH | Office | O (Office District) |
| EAST | Medical | O \& RE (Research District) |
| SOUTH | Hotel \& Retail | C2B (Fringe Commercial District) |
| WEST | Commercial | TWP (Township District) |

## HISTORY

The existing building on site was constructed in 1964. This lot was platted in the early 1960's along with the other lots in Research Park. A neighborhood meeting was held on August 25, 2016 to address comments from the public. The results of this meeting are attached.

## PLANNING BACKGROUND

The Master Plan: Land Use Element recommends office uses for this site.
The South State Street Corridor Plan recommends office uses for this site to provide employment opportunities along this transit corridor. Retail uses would be appropriate if the retail buildings were fronted along South State Street to provide direct non-motorized access. 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 along with a traffic corridor study on Ellsworth from State Street to Platt Road. The Mid-term Recommendations propose a traffic corridor study along South State Street between Eisenhower and Ellsworth Blvd. The Long-term Recommendations propose intersection improvements north and south of I-94.

## COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services - Engineering - Mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 34 GPM will need to be removed from the sanitary sewer system in order to mitigate new flow from this development.

## Traffic -

Planning - Staff supports this proposal for a hotel located in the office district as it is supported in the South State Street Corridor Plan.

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 Brett Lenart
$\mathrm{mg} / 3 / 15 / 17$
Attachments: Zoning/Parcel Maps
Aerial Photo
Site/Landscape Plan
Elevations
8/25/16 Neighborhood Meeting Postcard Notice, Sign-In Sheet \& Summary
Report
c: Owner: Vivification Associates, LLC
210 Fifth, P.O. Box 8200
Ann Arbor, MI 48104
Petitioner: Jimmy Asmar
Stellar Ann Arbor 3, LLC
3282 Northwestern Highway
Farmington Hills, MI 48334
Petitioners Representative: Andy Andre, P.E.
Bud Design \& Engineering Services, Inc.
10775 S. Saginaw St., Suite B
Grand Blanc, MI 48439
Parks and Recreation
Systems Planning
File No. SP16-106

3853 Research Park Dr


3853 Research Park Dr




tsa






tsa
HOSPITALITY



## RE: Stellar Hospitality AA3, LLC <br> Holiday Inn Express \& Suites / 3853 Research Park Drive Citizen Participation Report

The Citizen Participation meeting was held at the Ann Arbor District Library Downtown Library Conference Room A on August 25, 2016 beginning at $6: 30$ pm. A total of eighty-six (73) property owners and residents were sent notices of the meeting via the United States Postal Service.

No attendees were at the meeting, other than the development representative. Information regarding the proposed site development was present at the meeting and available for review and discussion. Attached to this letter is a summary of the items that were available for review at the meeting.

Sincerely,
BUD DESIGN \& ENGINEERING SERVICES, INC.

Andrew Andre, PE
President
Attachments: Notice of Citizen Participation Meeting
Signage Notification
Library Room Confirmation
Sign-In Sheet

# Bud Design \& Engineering Services, Inc. 

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## Planning

Welcome! The Ann Arbor City Planning Division provides expertise and information to advise and guide public and private community decision makers in achieving the best possible development, redevelopment, improvements and preservation for the benefit of the people who live in, work in, and visit the city.

Check out our Economic Health (/departments/planning-development/planning/Pages/EconomicHealth.aspx) page about efforts to achieve Ann Arbor's sustainability goat of a resilient local economy. The Zoning Maps (/departments/ptannino-development/zonino/Pages/Zonino-Maps.aspx) page includes mapAnnArbor, the city's dynamic online mapping system, as well as individual PDF zoning maps for downtoading. Information about Citizen Participation (/departments/planning-development/development-review/Pages/Citizen-Participation.aspx) in the development review process helps residents navigate the development review process.


A citizen participation meeting will be held on Wednesday, August 31, 2016 for the proposed rezoning and site plan for the 2587 Packard Road project. The meeting will be held in the main conference room at Midwestern Consulting at 6:30 p.m., located at 3815 Plaza Drive, Ann Arbor, 48108.

## Upcoming Committee Meetings

Planning Commission Committee meetings are schedule for the fourth Tuesday of every month at $7 \mathrm{p} . \mathrm{m}$. Check the City's master calendar (https://calendar.a2 oov.oro/CalendarNOW.aspx? fromdate $8 / 1 / 2016 \&$ todate $=8 / 31 / 2016 \&$ display Month\&more $=1 / 1 / 0001$ ) for detaited meeting information.

## Quick Links and Hot Topics

- Accessory Dwelling Units (/departments/planning-development/planninc/Paces/Accessory-Dwelling-Units.aspx)
- Petitions Under Review //departments/plannino-development/development-review/Paces/Petitions-Under-Review.aspx)

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