



Legislation Details (With Text)

File #: 13-0919 **Version:** 1 **Name:** 09/03/13 - Hampton Inn Planned Project Site Plan
Type: Resolution/Public Hearing **Status:** Passed
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Title: Resolution to Approve Hampton Inn Planned Project Site Plan and Development Agreement Amendment, 2910 Jackson Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors: City Planning Commission

Indexes:

Code sections:

Attachments: 1. 7/2/13 Planning Staff Report, 2. 6/18/13 Planning Commission Minutes, 3. HamptonInnDevAgree 8-20.pdf

Date	Ver.	Action By	Action	Result
9/3/2013	1	City Council	Held and Closed	
9/3/2013	1	City Council	Approved	Pass

Resolution to Approve Hampton Inn Planned Project Site Plan and Development Agreement Amendment, 2910 Jackson Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)
Attached is a resolution to approve the Hampton Inn Planned Project Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a new 100 room hotel building.

Petition Summary:

- The Planned Project Site Plan proposes a new Hampton Inn hotel building with 51,608 usable square feet and 100 bedrooms on this 8.8 acre site. There is an existing Clarion hotel on the site. A site plan was approved in 2008 and a foundation poured for a Hampton Inn hotel, but the work was not completed and the site plan expired, necessitating a new site plan submission. There will be 337 parking spaces for the two hotels.
- The petitioner is requesting a planned project modification to increase the maximum front setback requirement of 50 feet to allow a 72.4 foot setback from the north property line fronting I-94. When the foundation was poured in 2008, there was no maximum front setback requirement. Under recent amendments to the Zoning Ordinance, on a site with more than one front property line, only one is required to comply with the maximum front setback requirement. Since the existing foundation does not comply on any of the three fronts, a planned project modification is being requested. The petitioner indicates there is a public benefit provided by using existing infrastructure.
- A first amendment to the existing development agreement has been prepared to address revised footing drain disconnects and winter maintenance of the off-site portion of the sidewalk.
- The petitioner addressed issues raised by Planning Commission by improving pedestrian circulation on the site.

The City Planning Commission, at its meeting of July 2, 2013 recommended approval of this request.

Attachments: July 2, 2013 Planning Staff Report, June 16, 2013 Planning Commission Minutes, July 2, 2013 Planning Commission Minutes and August 20, 2013 Draft Development Agreement

Prepared By: Jill Thacher, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator

Whereas, Executive Hospitality, Inc. has requested site plan approval in order to develop the Hampton Inn Planned Project Site Plan;

Whereas, An amendment to the existing development agreement has been prepared to address footing drain disconnects and off-site winter sidewalk maintenance;

Whereas, The Ann Arbor City Planning Commission, on July 2, 2013, recommended approval of the planned project modifications to exceed the maximum front setback of 50 feet to allow a 72.4 foot setback from the north property line fronting I-94 in exchange for a building arrangement and improved pedestrian connections that provide the public benefits of transit access and pedestrian orientation and a reduced need for infrastructure;

Whereas, The Ann Arbor City Planning Commission, on July 2, 2013, recommended approval of the petition;

Whereas, The development would comply with the R5 Hotel District zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That City Council approve the amendment to the Development Agreement, substantially in the form of that attached, dated August 20, 2013;

RESOLVED, That the Mayor and City Clerk be authorized and directed to sign the Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That City Council approve the Hampton Inn Planned Project Site Plan dated July 16, 2013 upon the condition that 1) the amendment to the Development Agreement be signed by all parties, and 2) all terms of the amended Development Agreement are satisfied.