



Legislation Details (With Text)

**File #:** 20-1136      **Version:** 1      **Name:** 9/8/20 Home2 Hotel  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 9/8/2020      **In control:** City Council  
**On agenda:** 9/8/2020      **Final action:** 9/8/2020  
**Enactment date:** 9/8/2020      **Enactment #:** R-20-340

**Title:** Resolution to Approve Home2 Hotel Site Plan and Development Agreement, 361 West Eisenhower Parkway (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report Home2 Hotel-361 W Eisenhower Pky.pdf, 2. Home2Hotel - 361 W Eisenhower DA.pdf, 3. 6-16-2020 CPC Approved Minutes w Links.pdf, 4. WLN clipping 361 W Eisenhower - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
9/8/2020	1	City Council	Held and Closed	
9/8/2020	1	City Council	Approved	Pass

Resolution to Approve Home2 Hotel Site Plan and Development Agreement, 361 West Eisenhower Parkway (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a new hotel and associated parking, landscaping and stormwater improvements.

Petition Summary:

The petitioner is proposing to construct a four-story, 71,662-square foot, 115 room hotel. The site plan proposes a 115-space parking lot accessed via three curb cuts from Signature Boulevard. Four Class A bicycle spaces and 4 Class C (two for each building) will be provided. Storm water treatment for the site will consist of bioretention islands and underground storage.

- A development agreement has been prepared to address contribution for a non-motorized crossing of West Eisenhower Parkway.
- The petitioner addressed issues raised by Planning Commission by modifying the landscape plan replacing certain landscape plants with more appropriate species, adding EV charging stations and modifying the front facing West Eisenhower road elevation to increase architectural distinction.

The City Planning Commission, at its meeting of June 16<sup>th</sup>, 2020, recommended approval of this request.

**Attachments:** June 16<sup>th</sup>, 2020 Planning Staff Report  
June 16<sup>th</sup> 2020 Planning Commission Minutes

July 23<sup>rd</sup>, 2020 Draft Development Agreement

Prepared By: Matt Kowalski, City Planner

Reviewed By: Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Whereas, The Ann Arbor Best Hospitality has requested site plan approval in order to develop two new hotels;

Whereas, A development agreement has been prepared to address voluntary contribution for the installation of a non-motorized crossing on West Eisenhower Parkway;

Whereas, The Ann Arbor City Planning Commission, on June 16<sup>th</sup>, 2020, recommended approval of the petition;

Whereas, The development would comply with the O(Office) 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 55; 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 Development Agreement, substantially in the form of that attached, dated July 23, 2020;

RESOLVED, That the Mayor and City Clerk are 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;

RESOLVED, That City Council approve the Home2 Site Plan dated July 23, 2020, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.