



Legislation Details (With Text)

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Title: Resolution to Approve Staybridge Suites & Retail Planned Project Site Plan, 3850 Research Park Drive (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 5/6/15 Planning Staff Report, 2. 4/7/15 Planning Commission Minutes, 3. 5/6/15 Planning Commission Minutes

Date	Ver.	Action By	Action	Result
7/20/2015	1	City Council	Held and Closed	
7/20/2015	1	City Council	Approved	Pass

Resolution to Approve Staybridge Suites & Retail Planned Project Site Plan, 3850 Research Park Drive (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow redevelopment of this site for a retail building and extended stay hotel.

Petition Summary:

- The Site Plan proposes to demolish an existing research/office building on this 3.56 acre parcel and construct a two-story, 9,120 sf retail building and a four-story, 90,198 sf extended stay hotel with 134 rooms. Access to the site will be provided through a driveway on Research Park Drive. An associated request for rezoning from RE (Research District) to C2B (Business Service District) will be considered by City Council at the same meeting.
- The petitioner is requesting a Planned Project modification to reduce the front setback along South State Street from 10 feet to 0.5 feet. This reduced front setback places the building approximately 85 feet from S. State Street due to a wide right-of-way. The petitioner indicates there is a public benefit provided by pedestrian connections with the surrounding neighborhood area and public transit.
- A Landscape Modification is requested from the hedge/berm/wall Right-of-Way screening requirement along S. State Street, because installation of the required landscaping could damage the root system of existing landmark trees.
- The petitioner addressed issues raised by Planning Commission by reducing impacts on the critical root zones of four landmark trees along South State Street. The revised site layout reduced the width of drives on the east and west side of the hotel from 24-feet to 22-feet and

shifted the building and parking areas to the east. These changes shifted the western line of the proposed curb by approximately 4.25 feet east to be in the approximate location of the existing pavement.

The City Planning Commission, at its meeting of May 6, 2015, recommended approval of this request.

Attachments: 5/6/15 Planning Staff Report
4/7/15 and 5/6/15 Planning Commission Minutes
Prepared By: Chris Cheng, City Planner
Reviewed By: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Area Administrator

Whereas, Stellar Hospitality of Ann Arbor, LLC has requested site plan approval in order to develop a two-story, 9,120 sf retail building and four-story, 90,198 sf extended stay hotel with 134 rooms;

Whereas, The Ann Arbor City Planning Commission, on May 6, 2015, recommended approval of Planned Project modifications to reduce the front setback of the retail building from 10 feet to 0.5 feet in exchange for pedestrian connections with the surrounding neighborhood area and public transit;

Whereas, The Ann Arbor City Planning Commission, on May 6, 2015, recommended approval of a Landscape Modification to eliminate the right-of-way screening requirement for the area under the critical root zones of four landmark trees;

Whereas, The Ann Arbor City Planning Commission, on May 6, 2015, recommended approval of the petition;

Whereas, With the planned project modifications, the development would comply with the C2B 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 Staybridge Suites & Retail Planned Project modifications to reduce the front setback of the retail building from 10 feet to 0.5 feet in exchange for pedestrian connections with the surrounding neighborhood area and public transit; and

RESOLVED, That City Council approve the Staybridge Suites & Retail Planned Project Site Plan and Landscape Modification to waive required right-of-way screening under the critical root zones of landmark trees.