



Legislation Details (With Text)

**File #:** 20-1123      **Version:** 1      **Name:** 8/17/20 2800 Jackson Hotels - Site Plan/DA  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 8/17/2020      **In control:** City Council  
**On agenda:** 8/17/2020      **Final action:** 8/17/2020  
**Enactment date:** 8/17/2020      **Enactment #:** R-20-318  
**Title:** Resolution to Approve 2800 Jackson Road Hotels Site Plan and Development Agreement, 2800 Jackson (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report 6-16-2020 CPC Mtg - 2800 Jackson Road Hotels w Att.pdf, 2. June 16, 2020 Ann Arbor Planning Commission Meeting Minutes.pdf, 3. 2800 Jackson Ave Development Agreement ver 6-24-20.pdf, 4. WLN clipping 2800 Jackson Rd Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
8/17/2020	1	City Council	Approved	Pass
8/17/2020	1	City Council	Held and Closed	

Resolution to Approve 2800 Jackson Road Hotels Site Plan and Development Agreement, 2800 Jackson (CPC Recommendation: Approval - 8 Yeas and 0 Nays)  
Approval of this resolution will allow for the construction of two new hotels and associated parking, landscaping and stormwater improvements.

Petition Summary:

- The Site Plan proposes to construct two new hotels: Aloft a four-story, 69,442-square foot, 128 -room hotel; and Home 2, a four-story, 63,295-square foot, 107 room hotel. The site plan proposes a 237 space parking lot accessed via two curb cuts, eight Class A bicycle spaces (four for each building) and 4 Class C (two for each building). There will be a total of four EV charging stations provided on the site, two near the entrance to each hotel. Storm water treatment for the site will consist of rain gardens and underground storage with infiltration.
- A development agreement has been prepared to address sidewalk contribution for neighboring property.
- The petitioner addressed issues raised by Planning Commission by modifying a driveway for right-turn only, replacing certain landscape plants with more appropriate species and modifying the front facing Jackson 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  
June 24<sup>th</sup>, 2020 Draft Development Agreement

Prepared By: Matt Kowalski, City Planner

Reviewed By: Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Approved By: Tom Crawford, Interim City Administrator

Whereas, 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 a financial contribution to support adjacent property sidewalk installation;

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 C3 (Fringe Commercial) 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 June 24, 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; and

RESOLVED, That City Council approve the 2800 Jackson Road Site Plan dated June 2, 2020, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.