



Legislation Details (With Text)

**File #:** 21-1170      **Version:** 1      **Name:** 7/20/21 - 300 West Huron Hotel  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 7/20/2021      **In control:** City Council  
**On agenda:** 7/20/2021      **Final action:** 7/20/2021  
**Enactment date:** 7/20/2021      **Enactment #:** R-21-272

**Title:** Resolution to Approve 300 West Huron Hotel Site Plan and Development Agreement, 300 West Huron (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 300 Huron Hotel Staff Report w Maps 2.pdf, 2. 300 W Huron Development Agreement 2021.pdf, 3. WLN clipping 300 W Huron Site Plan - Public Hearing Notice.pdf, 4. 300 W. Huron (SP20-031) Response Lett\_03.pdf

Date	Ver.	Action By	Action	Result
7/20/2021	1	City Council	Held and Closed	
7/20/2021	1	City Council	Approved	Pass

Resolution to Approve 300 West Huron Hotel Site Plan and Development Agreement, 300 West Huron (CPC Recommendation: Approval - 8 Yeas and 0 Nays)  
Approval of this resolution will allow for the construction of a new hotel and associated parking, site work and stormwater improvements.

Petition Summary:

- The petitioner is proposing to construct a 43,414-square foot, five-story 95 room hotel building with 4 parking spaces on-site and 7 spaces located just off-site including one space designated for a car-sharing service. The guest parking will be conducted using a valet service with parking provided in the Ann Ashley Public Parking Structure. A one-way driveway from North First leads to the small parking and service area, including solid waste/recycling storage, and exits to West Huron. An on-street drop-off lane will be provided, like the drop-off area provided at the hotel on Ashley, one block to the east.
- A development agreement has been prepared to address off-site improvements that are required to support the project including the on-street parking pull-off area and easement from the adjacent site.
- The Planning Commission raised concerns with the safety of vehicles exiting to Huron and the frequent pedestrian traffic on the Huron Sidewalk. The Planning Commission requested, and the petitioner agreed to keep the sidewalk along Huron open to the maximum extent possible through construction. There was also a request to provide feedback on the possibility of adding solar panels to the roof of the building. The petitioner indicated they would investigate this and provide feedback to the City Council.

The City Planning Commission, at its meeting of June 1<sup>st</sup>, 2021, recommended approval of this request.

Attachments: June 1<sup>st</sup>, 2021 Planning Staff Report  
June 1<sup>st</sup>, 2021 Planning Commission Minutes  
May 20<sup>th</sup>, 2021 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, City Administrator

Whereas, Hawkeye Hotels has requested site plan approval in order to develop a new hotel;

Whereas, A development agreement has been prepared to address off-site improvements that are required to support the project including the on-street parking pull-off area and easement from the adjacent site;

Whereas, The Ann Arbor City Planning Commission, on June 1<sup>st</sup>, 2021, recommended approval of the petition;

Whereas, The development would comply with the D2(Downtown Interface) 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 May 20, 2021;

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 300 West Huron Hotel Site Plan dated May 20, 2021, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.