



Legislation Details (With Text)

File #: 20-0658 **Version:** 1 **Name:** 7/20/20 - MMG Plymouth Road Mixed Use Planned Project Site Plan and Development Agreement

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Title: Resolution to Approve MMG Plymouth Road Mixed Use Planned Project Site Plan and Development Agreement, 3611-3621 Plymouth Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. May 5, 2020 Planning Staff Report, 2. May 5, 2020 Planning Commission Meeting Minutes, 3. Memo to Council 5-12-20 Red Roof Expanded Shelter, 4. Z19-007 Plymouth Conditional Zoning.pdf, 5. WLN clipping MMG Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
8/17/2020	1	City Council	Held and Closed	
8/17/2020	1	City Council		
8/17/2020	1	City Council	Postponed	Fail
8/17/2020	1	City Council	Approved	Pass
7/20/2020	1	City Council	Held and Closed	
7/20/2020	1	City Council		
7/20/2020	1	City Council	Postponed	Pass

Resolution to Approve MMG Plymouth Road Mixed Use Planned Project Site Plan and Development Agreement, 3611-3621 Plymouth Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays) Approval of this resolution will allow for the construction of a new six-story hotel and a restaurant renovation.

Petition Summary:

- This development project includes three petitions: a petition to rezone the site from PUD (Bolgus Property Planned Unit Development) to C3 (Fringe Commercial district), a petition for site plan with planned project modifications approval, and a petition to approve a special exception use (drive-through facility).
- The petition to rezone has been submitted to Council separately.
- The petition for special exception use approval was approved by the Planning Commission on May 5, 2020 (8 yes, 1 no).
- The site plan proposes to demolish one of the existing Red Roof Inn buildings and construct a

new, six-story, 126-bed Hampton Inn, and to completely renovate the existing, closed Big Boy Restaurant into a Panera Bread Restaurant. One existing Red Roof Inn building will remain.

- The petitioner is requesting a planned project modification to increase the maximum height and to eliminate the maximum front setback. The maximum height limit in the C3 district is 4 stories and 55 feet, and the proposed hotel is 6 stories and 65 feet 10 inches. And, as a new building, the hotel should be between 10 and 25 feet from the front lot line. The proposed hotel is more than 200 feet from Plymouth Road (and more than 80 feet from the nearest private street). To justify the planned project modifications, the project offers to maintain 30% open space (there is no minimum requirement in the C3 district) and a commitment to cover 45% of the new hotel roof and 25% of the renovated restaurant roofs' surfaces with solar panels.
- A development agreement has been prepared to address water main construction and the solar panel commitment.
- The petitioner addressed issues raised by Planning Commission by providing specific details about the percentage of roof surface to be covered by solar panels, and reducing the amount of impervious surface while creating a passive recreation opportunity onsite.

The City Planning Commission, at its meeting of May 5, 2020, recommended approval of this request.

Attachments: May 5, 2020 Planning Staff Report
May 5, 2020 Planning Commission Minutes
March 26, 2020 Draft Development Agreement
Prepared By: Alexis DiLeo, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Tom Crawford, Interim City Administrator

Whereas, The A2 Hospitality Property, LLC has requested site plan approval in order to develop a new hotel and renovated restaurant;

Whereas, The Ann Arbor City Planning Commission, on May 5, 2020, recommended approval of the planned project modifications to increase the maximum height from four stories and 55 feet to six stories and 65 feet 10 inches, and eliminate the 25-foot maximum front setback requirement, in exchange for maintaining at least 30% open space and for providing partial power to the site using solar panels that cover at least 45% of the new hotel's roof surface and 25% of the renovated restaurant's roof surface;

Whereas, A development agreement has been prepared to address public water main and roof solar panel coverage commitments;

Whereas, The Ann Arbor City Planning Commission, on May 5, 2020, recommended approval of the petition;

Whereas, With the planned project modifications, the development would comply with the C3 zoning with conditions, 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;

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 the planned project modifications to increase the maximum height from four stories and 55 feet to six stories and 65 feet 10 inches, and to eliminate the 25-foot maximum front setback requirement, are approved in exchange for maintaining at least 30% open space and providing partial power to the site using solar panels that cover at least 45% of the new hotel's roof surface and 25% of the renovated restaurant's roof surface, meets the standards for approval set forth in Chapter 55, and are approved; and

RESOLVED, That City Council approve the MMG Plymouth Road Mixed Use Site Plan with Planned Project Modifications dated February 20, 2020, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.