



Legislation Details (With Text)

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Title: Resolution to Approve Hampton Inn Planned Project Site Plan and Development Agreement, 8.89 Acres, 2900 Jackson Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hampton Inn Revised Site Plan.pdf, 2. Hampton Inn Dev Agt.doc, 3. Hampton Inn Minutes.doc, 4. Hampton Inn Staff Report.pdf

Date	Ver.	Action By	Action	Result
9/8/2008	1	City Council	Held and Closed	
9/8/2008	1	City Council	Approved	Pass

Resolution to Approve Hampton Inn Planned Project Site Plan and Development Agreement, 8.89 Acres, 2900 Jackson Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution requesting approval to construct a four-story, 101-room Hampton Inn hotel, to replace the existing Super 8 Motel on the site, which will be demolished. The existing Best Western hotel will remain unchanged.

Planned project modifications have been requested to increase the allowed height from the maximum of 40 feet to 44 feet, which will accommodate a ceiling height of 14 feet on the first floor. This will enable a more inviting, grand lobby area as well as more spacious-feeling conference and event rooms. Benefits justifying this modification are greater building setbacks (all required building setback distances will be exceeded), improvement of the existing storm water detention by incorporating current design standards, and an enhanced patron experience.

A development agreement has been prepared that addresses public and private utilities, preservation of landmark trees, a street tree planting escrow account, on-site storm water management, lawn care fertilizer use, noise control, elevations, and footing drain disconnections. The City Attorney's Office has reviewed the agreement and the petitioner has acknowledged concurrence with its provisions.

The City Planning Commission, at its meeting of June 3, 2008, recommended approval of this proposal, subject to MDOT and staff concerns being addressed prior to City Council consideration, subject to inclusion of a direct pedestrian path from the front entrance to the sidewalk, and subject to brick masonry being provided for the first floor building materials.

A path has been added to the site plan that connects the hotel with the public sidewalk along Jackson Road, as requested by the Planning Commission. The proposed building materials have been changed from EIFS (artificial stucco material) to brick. The petitioners originally indicated to the

Planning Commission they would change the first floor to brick but use EIFS for the upper floors; however, the petitioners now propose brick as the primary facade material for the entire building. MDOT has approved continued use of the existing curb cuts on Jackson Road with slight modifications to improve safety, which are shown on the site plan. Staff had requested that the petitioners install a crosswalk in Jackson to improve access to the bus stop on the south side of the road near Mason Avenue. MDOT has raised concerns about the location and design of the crosswalk and staff continues to work on this particular issue.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, A & M Hospitality has requested site plan approval in order to construct a four-story, 101-room Hampton Inn hotel at 2900 Jackson Road, which will replace the existing Super 8 Motel on the site;

Whereas, A & M Hospitality has also requested planned project modifications from the building height requirements of Chapter 55 (Zoning);

Whereas, A development agreement has been prepared to address public and private utilities, preservation of landmark trees, a street tree planting escrow account, on-site storm water management, lawn care fertilizer use, noise control, elevations, and footing drain disconnections; and

Whereas, The Ann Arbor City Planning Commission, on June 3, 2008, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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 or welfare;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated May 29, 2008;

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 Hampton Inn Site Plan and planned project modifications from the building height requirements of Chapter 55, upon the conditions that (1) the Development Agreement is signed by all necessary parties, (2) all terms of the Development Agreement are satisfied, and (3) building and parking setbacks in excess of the minimum requirements of the zoning district are provided as shown on the site plan.