



Legislation Details (With Text)

File #: 17-1579 **Version:** 1 **Name:** 7/2/18 Homewood Suites Planned Project Site Plan
Type: Resolution/Public Hearing **Status:** Passed
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Title: Resolution to Approve Homewood Suites Planned Project Site Plan, 2457 South State Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Homewood Suites staff report 7-18-17 with Attachments.pdf, 2. 7-18-2017 Legistar Meeting Minutes.pdf

Date	Ver.	Action By	Action	Result
7/2/2018	1	City Council	Approved	Pass
7/2/2018	1	City Council	Held and Closed	

Resolution to Approve Homewood Suites Planned Project Site Plan, 2457 South State Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a five-story, 83,019 sf extended stay hotel with 107 rooms.

Petition Summary:

- The site plan proposes demolition of the existing single-story building and construction of a five-story, 83,019 sf extended stay hotel with 107 rooms and below grade parking. Parking will be provided with 26 surface parking spaces for short-term and general hotel use and 81 parking spaces located under the structure, for a total of 107 vehicle parking spaces. A total of four Class A enclosed bicycle parking spaces will be provided on the first floor of the hotel and an additional six exterior bicycle parking spaces are proposed at the hotel entrance.
- The footprint of the hotel is 19,957 square feet, however the walls of the parking structure extend out for a total footprint of 36,857 square feet. The exposed roof area of the underground parking structure will be used to provide an outdoor patio with fire pit, basketball court, and a 6,420-square foot planting area.
- The petitioner is requesting a planned project modification to exceed the four story, 55 foot maximum to five stories and 71 feet in height. Due to the significant slope on the site, the height of the building ranges significantly from the front to the back. The height at the front face of the building along State Street is 54 feet 6 inches. However, because of architectural features and roof access, the roof line rises to 63 feet 10 inches, approximately 30 feet from the front face and reaches a maximum height of 75 feet 10 inches at the rear due to the slope of the land. Building height is calculated as an average of the maximum height including any

architectural features.

- In meeting the requirements for planned project modification, the petitioner is proposing that the project provide a public benefit through arrangement of buildings that reduce the amount of impervious surface. This will be achieved through provision of a partial vegetated roof, and understructure parking.
- The petitioner will also provide four bicycles on premises for use by guests, a dedicated shuttle van will be provided for transportation of guests, employees will be provided with AAATA Go passes on a yearly basis, two electric vehicle charging stations will be provided, and solar panels will be incorporated on the roof in order to provided supplemental power.
- The petitioner addressed issues raised by Planning Commission and staff by an alternative plan that shows a structure in compliance with the zoning height requirement, which eliminates the underground parking structure. This alternative plan has parking in front of the building as well as an additional surface parking lot in the rear. This would result in significant increase of grading on the site, additional landmark tree removal and a 9.3% increase in the total impervious surface on the site. The petitioner also added additional windows to the State Street frontage and reorganized landscaping to modify building appearance from the street.
- Planning Commission had inquired about the possibility of midblock crosswalk at this location. The City's non-motorized plan does not call out any major mid-block crossings in this section of State Street.

The City Planning Commission, at its meeting of July 18, 2017, recommended approval of this request, subject to preliminary approval from the Washtenaw County Water Resources Commissioner. After the meeting, the petitioner continued to work toward approval of the stormwater management system while exploring two different options for the stormwater treatment system. Now that approval has been granted, the petition is ready for City Council consideration.

Attachments: July 18, 2017 Planning Staff Report
July 18, 2017 Planning Commission Minutes
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Howard S. Lazarus, City Administrator
Whereas, The Stellar Hospitality AA2 LLC, has requested site plan approval in order to develop a five-story, 83,019 sf extended stay hotel with 107 rooms;

Whereas, The Ann Arbor City Planning Commission, on July 18, 2017, recommended approval of the planned project modifications to increase height in exchange for four bicycles stored on premises for use by guests, a dedicated shuttle van for transportation of guests, AAATA Go passes provided for employees on a yearly basis, two electric vehicle charging stations, and supplemental solar panels on the roof;

Whereas, The Ann Arbor City Planning Commission, on July 18, 2017, recommended approval of the petition;

Whereas, With the planned project modifications, 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 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 the Mayor and City Council approve the Homewood Suites Planned Project Modification to exceed the four story, 55 foot maximum up to a total of five stories and 71 feet in height, in exchange for providing a reduced need for impervious surface through the provision of understructure parking and a vegetated roof covering a portion of the parking area; and

RESOLVED, That City Council approve the Homewood Suites Planned Project Site Plan dated September 13, 2017, upon the condition that all terms of the Planned Project justification are met.