



Legislation Text

File #: 19-1449, **Version:** 2

Resolution to Approve The Glen Mixed Use Development Modified PUD Site Plan, 201, 213, 215, 217 Glen Avenue and 1025 East Ann Street (CPC Recommendation: Approval - 7 Years and 0 Nays) Approval of this resolution will allow for the construction of a 9-story mixed-use hotel/residential/retail building.

Petition Summary:

- In 2017, a PUD site plan was approved for a 162-room hotel, 24 apartments, a restaurant, and 5,181 square feet of retail. Those remain unchanged. While developing construction drawings the petitioner realized the foundation walls would need to be thicker, and also desired to remove individual heating and cooling units in every hotel room and replace them with traditional ducted heating and cooling. This required slightly taller ceilings on each floor.
- The proposed modifications to the 2017 PUD include:
 - The hotel lobby and restaurant entrances were moved from Glen Avenue to the passenger drop off area facing East Ann Street. A fire exit on Glen was revised. The vehicle entrance and circulation are unchanged.
 - Revisions to the rear elevation of the building were made to shift the north stairwell slightly south. As a result, floor plan changes were made and a column of windows was shifted. The number of hotel rooms is unchanged.
 - The overall building height increased by approximately 6'. It is still below the 109'4" maximum.
 - The mix of bicycle parking spaces has changed from 18 class A and 16 class B, to 14 class A and 20 class B. Four bike parking spaces were shifted from the lower level parking area to covered bike parking along East Ann. Six more covered spaces remain at the corner of Catherine and Glen.
 - Per site plan sheet A3, regular underground parking spaces were reduced by 8, from 203 to 195. Valet (double parked) parking spaces were reduced by 3, from 49 to 46. The new total number of parking spaces is 241.
- No changes are required or proposed to the Development Agreement, which was approved by City Council on December 18, 2017.
- Several issues were raised by Planning Commission during the 2017 PUD review process that are addressed in this petition, including adding more street-level bicycle parking and moving the hotel doors to allow better pedestrian and bicycle circulation along Glen Avenue.

The City Planning Commission, at its meeting of July 16, 2019, recommended approval of this request.

Attachments: July 16, 2019 Planning Staff Report
July 16, 2019 Planning Commission Minutes
Prepared By: Jill Thacher, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delecourt, Community Services Area Administrator
Approved By: Howard S. Lazarus, City Administrator

Whereas, The Catherine Ann Development Company, LLC has requested site plan approval in order to develop a nine-story mixed use hotel, residential, and retail building;

Whereas, The Ann Arbor City Planning Commission, on July 16, 2019, recommended approval of the petition;

Whereas, The development would comply with the PUD (Planned Unit Development) 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;

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; and

Whereas, The City Council approved the Development Agreement on December 18, 2017;

RESOLVED, That City Council approve The Glen Mixed Use Development PUD Site Plan dated May 14, 2019, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.