

MEMORANDUM

TO: Planning Commission

FROM: Alexis DiLeo, City Planner

DATE: September 20, 2011

SUBJECT: Additional Information regarding The Varsity Ann Arbor Planned Project Site Plan (425 E. Washington Street; Project No. SP11-023)

This memorandum corrects a typographical error found in the September 20, 2011 staff report for The Varsity Ann Arbor Planned Project Site Plan, provides a draft development agreement which was inadvertently not attached to the staff report, and provides an update to the review status of the petition.

Typographical Error – In the first paragraph of the *Description of Petition* section of the staff report should read: “Residential floor area premiums have been applied to earn an additional 295% of floor area, for a total floor area ratio of 695%.” The original sentence incorrectly states an additional 395% of floor area was earned.

Development Agreement – A draft development agreement was prepared but was inadvertently not included as an attachment the staff report. At this point, the draft has not-applicable paragraphs struck out but no further edits have been made. The unstruck standardized paragraphs will be customized, and/or additional paragraphs will be inserted, to address the following:

- Public access easement for the walk link.
- Plaza and general site amenities provided in lieu of a cash contribution to Parks and Recreation Services.
- Required footing drain disconnections as well as any stipulations, if any.
- Permanent parking easement for off-site car-share vehicle parking.
- Enforcement of car-sharing vehicle spaces and use of the shared vehicles.
- Special assessment district for street lighting.

Recommendation Update – Although progress has been made to resolve the outstanding issues, staff continues to recommend the petition be postponed. The most significant items remaining to be addressed are related and concern solid waste collection and removal. The proposed plan includes space for solid waste receptacles adjacent the East Washington Street garage entrance, which is currently inaccessible to servicing vehicles because the curb cut is too narrow. However, the curb cut is proposed at the maximum width allowed by code. How to

access this area, and whether the receptacles will be hand carts or dumpsters, is still being addressed. Because resolution of this issue may result in a change to site plan and/or an application for a variance from the Zoning Board of Appeals, staff recommends the petition be postponed until October 4, 2011.

Attachment: Draft Development Agreement

C: Wendy Rampson, Planning Manager