

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT SUPPLEMENT

For Planning Commission Meeting of July 21, 2020

**SUBJECT: Valhalla Ann Arbor Annexation, Conditional Zoning and Site Plan (84 Valhalla Drive)
Project No. A19-007 through A19-019, Z19-009, SP19-018**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the annexation and the Valhalla Ann Arbor Rezoning Petition to R4E (Multiple-Family District) based on the proposed zoning and accept these conditions:

- The maximum density not to exceed 50 units per acre.
- The maximum height of any building will be 74 feet.
- The inclusion of fifteen affordable housing units as described in Statement of Conditions.
- The entire project will be serviced only by electricity and not connected to natural gas services.

The approval is subject to executing a Conditional Zoning Statement of Conditions.

**Alternate Staff Rezoning Recommendation
PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Valhalla Ann Arbor Annexation and R1D (Single-Family Dwelling District) Zoning.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Valhalla Site Plan and Development Agreement.

HISTORY:

This petition was postponed at the June 2, 2020 City Planning Commission meeting. The CPC expressed concerns with the plan, such as the sustainability, affordable housing provided, number of parking spaces provided and traffic impacts and design of improvements. The petition returned to the July 7th meeting with revisions to address concerns. At that meeting, Planning Commission focused discussion on increasing sustainability of the project. Staff reviewed the list of Planning Commission issues with the petitioner representatives after the last Planning Commission meeting. The petitioner's letter of response is [attached](#) and revised plans have been uploaded.

UPDATE:

SITE PLAN PETITION:

Planning Commission stated concerns with the total amount of parking provided, The petitioners have responded to concerns raised at the Planning Commission in the [attached letter](#), which is above the minimum required for the use. The petitioner has indicated that in order for bank lenders to finance the project, they require a quantity of parking that exceeds the City's minimum requirements. The petitioner did modify the site plan to indicate an optional area of parking that would not be installed if they didn't need to for financing purposes. Staff appreciates the attempt to create language that could allow a reduction after approval. Unfortunately, the issue regarding parking will need to be decided before the site plan is considered by City Council in order to give Council clear direction on what they are acting on. Staff has suggested the deferment of up to 40% of the required parking, however the response was that that would not address the lenders concerns regarding parking amounts guaranteed for the project.

The petitioner has increased its commitment for a total of 5% of the required parking as EV charging stations, which increases the EV charging stations from 24 to 34 spaces. In addition, another 5% of the total spaces (another 34 spaces) will be pre-wired with conduit for installation of additional charging stations to meet resident demands in the future.

Maximizing solar energy generation was a stated desire of the Planning Commission. The Commission did express that additional solar panels were preferred over the proposed green roof areas. The petitioner has responded by committing to an 18% increase in solar energy generation over the previous plan. This represents going from the 423,000 kilowatt hours to approximately 500,000 kilowatt hours. According to the petitioner, this change would result in approximately an additional 185 solar panels, (based on today's technology). The location of the additional solar panels will be determined by the design architects and engineers during the development of building construction plans. Some of this additional solar generation capacity may reduce or eliminate the amount of green roof area as currently shown on the site plan.

There have been no other changes to the site layout or building design as a result of the issues discussed above.

REZONING PETITION:

While the petitioner has made changes to the sustainability aspects of the project as a result of Planning Commission concerns there is no proposed change to the conditional zoning request that would have the effect of incorporating these requirements into alternative future development proposals.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
07/15/2020

Attachments: July 7, 2020 Staff Report with Zoning Map, Aerial Photo
DRAFT Development Agreement
July 15, 2020 Petitioner's Response to Planning Commission