



Legislation Details (With Text)

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Title: Resolution to Approve Ann Arbor City Apartments PUD Revised Elevations, 221 W. Washington
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Attachments: 1. AACA elevation memo from Village Green, 2. AACA 2008 elevations, 3. AACA proposed elevations

Date	Ver.	Action By	Action	Result
10/17/2011	1	City Council	Approved	Pass

Resolution to Approve Ann Arbor City Apartments PUD Revised Elevations, 221 W. Washington
On December 1, 2008, City Council approved the Ann Arbor City Apartments PUD Site Plan to construct a nine-story, 156-unit residential building and DDA parking structure on this .57-acre site. The development agreement, also approved by Council on December 1, 2008, included a provision that the construction of the building be consistent with the elevation drawings approved as part of the site plan. If the petitioner were to propose material changes to the elevations, setbacks, aesthetics, or materials, City Council approval would be necessary.

On February 25, 2011, the petitioner submitted an administrative amendment to increase the maximum height of the building from 94-feet to 104-feet in order to bring the building out of the water table. The petitioner later requested a modification to the west elevation to allow the construction of an additional egress lane of traffic from the parking deck to First Avenue to better accommodate peak period demand.

In September 2011, the petitioner submitted construction drawings that showed that the residential portion of the façade had changed from what City Council originally approved. The Planning Manager determined that the change in elevations constituted a material change that required City Council approval. The primary change in the elevations concern the type and size of windows. The total amount of glazing is proposed to increase from 25% of the face of the building to 33%, an increase of 4,200 square feet of glass. Other façade changes include two new air vents on the east (alley) side of the site. The petitioner has provided a memo describing the proposed changes to the elevation.

The material changes to the elevation since City Council approved the site plan in 2008 include:

- Increasing the height of the structure from 94' to 104'.
- Adding an egress opening on First Avenue.
- Modifying the window type and size on the residential portion of the building.

- Adding ventilation screens on the east side (alley) of the building

Staff has reviewed and supports the proposed changes to the building height, the additional egress lane and the addition of the air vents.

Approval of the attached resolution will allow the modifications to the elevations as the petitioner moves forward to obtain building permits. If City Council approves these proposed revisions, staff will finalize the administrative amendment that reflects these changes

Attachments: 2008 Approved Elevations, 2011 Proposed Revised Elevations, Elevation Memo from Village Green

Prepared by: Jeff Kahan, City Planner

Reviewed by: Wendy Rampson, Planning Manager and Sumedh Bahl, Community Services Administrator

Whereas, On December 1, 2008, City Council approved the Ann Arbor City Apartments PUD Site Plan to construct a four-story 156-unit mixed use residential building on this .57-acre site;

Whereas, On December 1, 2008, City Council also approved the Ann Arbor City Apartments PUD Development Agreement, which contained a provision that construction of the buildings be consistent with the approved elevation drawings, and that any changes to the elevations, setbacks, aesthetics or materials would require City Council approval; and

Whereas, Village Green Residential Properties, LLC., petitioner, has requested revisions to the approved elevations for the building;

RESOLVED, That City Council approve the revised elevation drawings for Ann Arbor City Apartments PUD, as shown on the drawing dated 10-3-2011.