



Legislation Text

File #: 14-0003, **Version:** 1

Resolution to Approve 624 Church Site Plan and Development Agreement, 624 Church Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Attached is a resolution to approve the 624 Church Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a 14-story apartment building adjacent to and over the southern half of the existing restaurant on the site.

Petition Summary:

- The Site Plan proposes to demolish the buildings at 624 Church Street and 1117 Willard and construct a 14-story, 114,167-square foot apartment building adjacent to and over the southern half of the existing two-story restaurant building at 618 Church Street. The new building will contain 123 dwelling units and 232 bedrooms
- Residential floor area premiums have been applied to earn an additional 240% floor area ratio (FAR) above the 400% FAR allowed in the D1 (Downtown Core) zoning district. The petitioner is proposing a LEED Silver building certification for an additional 50% FAR, resulting in a total FAR of 667%.
- There are 53 parking spaces required: 5 spaces will be provided on-site, and the remaining 48 spaces will be provided off-site in a public parking structure. The project will utilize the City's Contribution in Lieu of Required Parking program to provide the 48 spaces off-site through an agreement with the Downtown Development Authority (DDA). On November 6, 2013 the DDA approved a resolution in support of a parking contract to provide a maximum of 48 spaces in the Forest Avenue public parking structure.
- On January 8, 2014 the DDA approved an additional resolution (attached) at the request of the developer that allows for three five-year extensions to the 15 year contract term that is incorporated into the City's Policy for Contributions In Lieu of Required Parking. These extensions have been incorporated into the Development Agreement in P-20. As these extensions are not included in the City's Policy, allowing for them at this time is at City Council's discretion.
- A development agreement has been prepared to address footing drain disconnects, the off-site parking agreement, and building elevations.
- There were no changes to the plan requested by the Planning Commission.

The City Planning Commission, at its meeting of December 17, 2013, recommended approval of this request.

Attachments: 12/17/13 Planning Staff Report
12/17/13 Planning Commission Minutes
12/11/13 Draft Development Agreement
1/8/14 DDA Parking Resolution

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Reviewed By: Wendy L. Rampson, Planning Manager
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Whereas, Opus Development Corporation has requested site plan approval in order to develop the 624 Church Street site plan;

Whereas, A development agreement has been prepared to address footing drain disconnects, an off-site parking agreement, and building elevations;

Whereas, The Ann Arbor City Planning Commission, on December 17, 2013, recommended approval of the petition;

Whereas, City Council has determined that adequate parking for this development is available in the City of Ann Arbor Parking System to satisfy the City's Policy for Contributions in Lieu of Required Parking and this parking arrangement is in the best interest of the downtown;

Whereas, The development would comply with the D1/South University zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations; 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 City Council approve the Development Agreement, substantially in the form of that attached, dated January 17, 2014;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That City Council approve the 624 Church Site Plan and building elevations dated December 9, 2013, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.