

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 20, 2023

**SUBJECT: 1208 South University Site Plan for Planning Commission Approval  
Project No. SP24-0002**

### PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 1208 South University Site Plan version 4, dated July 30, 2024, and recommends approval of the Development Agreement conditioned upon comments from Public Works (Dated:08/12/24) being addressed.

1. Proposed bollards west of the private property line shall be placed entirely on the subject property;
2. The proposed replacement City light shall be placed in a location that is not on top of the public storm sewer;
3. Necessary easements, licenses and agreements have been identified and recorded in the Development Agreement.

### STAFF RECOMMENDATION:

Staff recommends that the **site plan** be **approved**, because the contemplated development will comply with all applicable state, local, and federal law, ordinances, standards, and regulations, and the development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

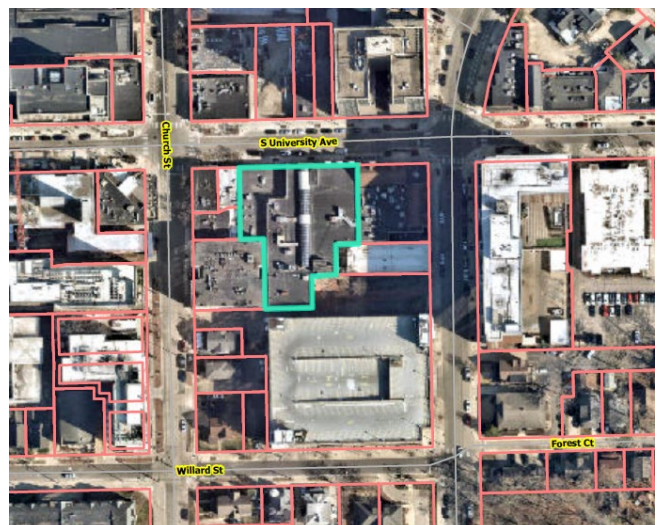
Staff recommends that the Planning Commission additionally **recommend approval** of the **Development Agreement**.

### SUMMARY:

#### Site Location and Proposal:

- Currently two-story mixed-use (retail/office) on south side of South University between Church St and Forest Ave
- Proposed 17-story building, 186 dwelling units, 716 bedrooms
- Features to include 4,600 sf retail, leasing office, elevator lobby, utility rooms, bicycle storage, trash room, amenity space, and fitness space
- Apartments to range from micro/studio to six bedrooms (3<sup>rd</sup>-17<sup>th</sup> floors)
- 17<sup>th</sup> floor includes a pool, outdoor amenity space, restrooms

*Figure 1: Location Map*



- Stormwater collection proposed via underground detention chamber

Zoning:

- D1 Downtown Core, South University overlay
- 30% height bonus (sustainability/electrification)

Sustainability

- Natural gas connection for emergency generator only
- >60% rooftop solar coverage: approximately 10,900 sf of solar panels
- LEED Gold Equivalent Design

Parking:

- 77 parking spaces (69 EV-Capable, 8 EV-Installed)
- 26 on first floor, 51 on 2nd floor accessed through rear driveway

Design Review Board:

- Reviewed plans December 13, 2023
- Site plan consistent with design plan

Citizen Participation:

- Community meeting held December 5, 2023
- Invites sent to residents/property owners within 1,000 ft

**DETAILED DESCRIPTION OF PETITION:**

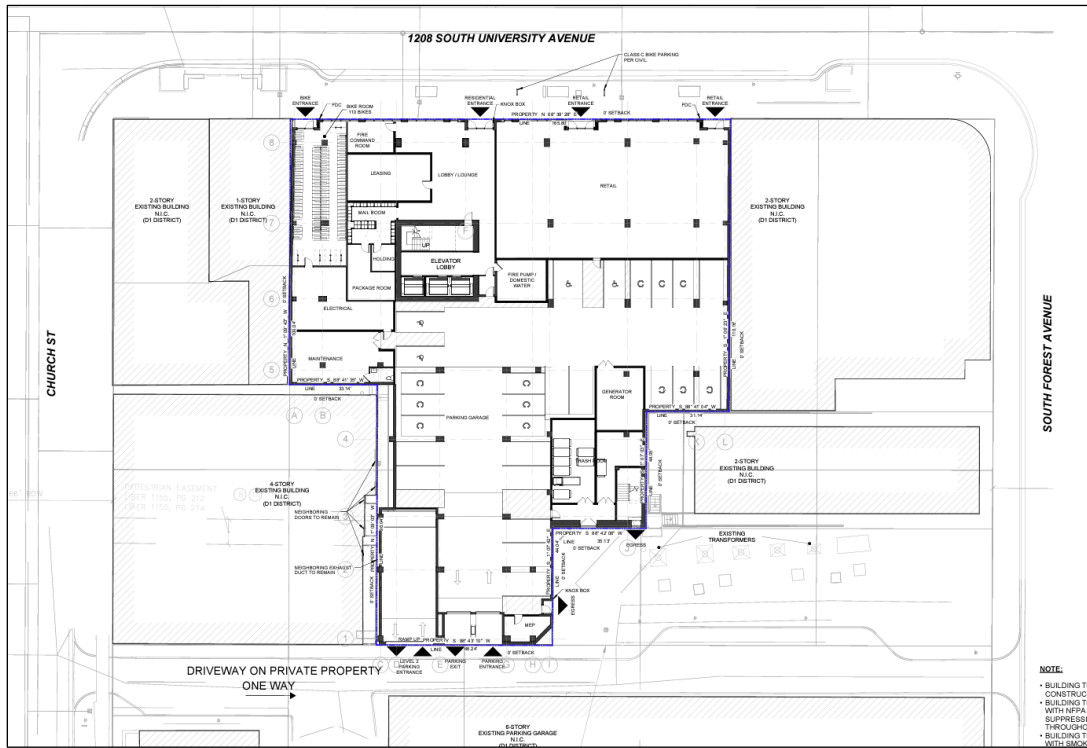
The applicant seeks site plan approval to construct a new seventeen-story residential building providing 186 dwelling units totaling 716 bedrooms. The ground floor houses the leasing office, elevator lobby, utility rooms, bicycle storage and trash room, amenity space and 4,600 square feet of retail space. The second floor will contain parking and from the third floor up to the seventeenth floor, apartments ranging from micro/studio up to six bedrooms are proposed. In addition to the apartment units, the seventeenth floor will also contain a pool with amenity space and a fitness room.

The project utilizes the 30% height bonus available when a sustainable component is provided, and complete electrification is achieved. The building will be all-electric and only utilize a natural gas connection for an emergency generator. Solar panels will cover 10,900 sf of the rooftop surface satisfying the sustainable component requirement. The petitioner has obtained a copy of a will-serve electric capacity letter from DTE. Sufficient capacity does exist to support an all-electric building.

The development also includes a total of 77 vehicle spaces, 26 on the ground level and 51 on the second floor, this includes EV-Capable (69 spaces) and EV-Installed (8 spaces). Parking and solid waste facilities will be accessed from the rear alley. The site is in the D1 Downtown Core zoning district and South University character overlay district and has Primary Street frontage designations. The total amount of Floor Area is 320,590-sq feet or 1,283%.

Storm water is proposed to be collected primarily through roof drains with limited surface collection. The roof conductors and surface drains will be routed to a detention chamber located

under the proposed building. This underground tank is designed for full infiltration. There are no natural features or Landmark trees located on the site.



Above: excerpt from ground level site plan

At Left: rendering of proposed development from South University

**DEVELOPMENT STANDARDS REVIEW:**

The proposed site plan complies with all applicable development review standards of the D1 Downtown core zoning district, South University Character overlay district, and Primary Street designation provided in Chapter 55 Unified Development Code.

	<b>PROPOSED</b>	<b>REQUIRED/PERMITTED</b>
<b>Lot Area</b>	25,300 sq ft (.6 acre)	No MIN
<b>Floor Area</b>	324,590 sq ft	Not applicable
<b>Streetwall Height</b>	3 stories	2 stories MIN 3 stories MAX
<b>Offset at Top of Streetwall</b>	5 ft	5 ft AVG
<b>Building Height</b>	195 ft	195 ft MAX, 150 ft MAX plus 30% (45 ft) for sustainable component
<b>Setbacks Side</b>	0 ft East Side 0 ft West Side	0 ft MIN
<b>Front Setbacks</b>	0 ft	0 ft MIN
<b>Rear Setbacks</b>	0 ft	0 ft MIN
<b>Parking – Automobiles</b>	77 total; 8 EV-I and 69 EV-C	None (if installed, then 10% EV-I, 90% EV-C) With 77 spaces: 8 EV-I and 69 EV-C
<b>Parking – Bicycles</b>	125 Class A 4 Class C (ROW)	115 - Class A

**DESIGN REVIEW BOARD:**

Design plans were seen and discussed by the Design Review Board on December 13, 2023. Application materials can be found on the Stream system at [stream.a2gov.org](https://stream.a2gov.org) for plan number DR23-0005 and the meeting packet materials including staff report can be found on the Legistar system at [a2gov.legistar.org](https://a2gov.legistar.org). The architectural drawings submitted as part of the site plan are consistent with the design plan discussed by the Design Review Board.

**CITIZEN PARTICIPATION:**

The petitioner held a citizen/community participation meeting on December 5, 2023. Invitations were sent to all residents and property owners within 1,000 feet of the site. The applicant's report of the meeting can be found on the Stream system at [stream.a2gov.org](https://stream.a2gov.org) for plan number SP24-0002.

**HISTORY and SITE PLANNING:**

This site is currently used for basement and ground floor retail space with second floor offices. There is no parking provided on the site. There is currently pedestrian access through the

building to the alley and parking structure to the rear. The site plan for the existing structure was approved in December 1985.

### **CITY COMPREHENSIVE PLAN:**

Seven documents constitute the current Comprehensive Plan and are listed below. Taken together, the Comprehensive Plan seeks to guide the city towards a more dense, sustainable, safe and inclusive community.

- Land Use Element (2009)
- State Street Corridor Plan (2013)
- Downtown Plan (2009)
- Parks and Recreation Open Space Plan (2016)
- Natural Features Master Plan (2004)
- Treeline Allen Creek Urban Trail Master Plan (2021)
- Comprehensive Transportation Plan (2021)

The Land Use Element denotes Downtown Core for future land use on this site and surrounding block. It also sets numerous goals and strategies for new buildings, infill and redevelopment that emphasize orderly transitions between areas of higher density or commercial use. The design and massing of new or redeveloped buildings should match the scale and character of the area.

Overall, the Comprehensive Plan supports increasing density to achieve the overarching goals of more housing, affordable housing, sustainable transportation, and making Ann Arbor a safe, inclusive and livable community.

### **SERVICE UNIT COMMENTS:**

Parks - The developer has agreed to make a parks contribution in the amount of \$124,375, reflected in the draft development agreement.

Planning - A development agreement is required for the voluntary parks contribution and required easements for access to the rear parking and solid waste facilities. If the site plan is approved by the Planning Commission, the development agreement will proceed to City Council for approval.

Public Works – The following conditions must be addressed as a condition of approval: place proposed bollards west of the new City/private property line such that the bollards are entirely on the private property; The proposed replacement City light shall be placed in a location that is not on top of the storm sewer; Necessary easements, licenses and agreements have been identified and addressed in a separate document.

Prepared by Matt Kowalski  
Reviewed by Hank Kelley, Deputy Planning Manager  
Brett Lenart, Planning Manager

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Attachments: Site Plan version 4, dated July 30, 2024  
Zoning Map  
Aerial Photo  
Development Agreement – August 2024 Draft  
[Link to additional project file documents in STREAM](#)

c: Owner/Applicant – Landmark Properties, (Tucker Snipes)  
Engineer – Midwestern Consulting (Scott Betzoldt)  
Architect – Myefski Architects (Josh Dawson)  
Project No. SP24-0002