

REVISED
PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 17, 2018

**SUBJECT: 1101 South University Site Plan for City Council Approval
1101 South University Avenue
Project No. SP18-007**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 1101 South University Site Plan and Development Agreement contingent upon the execution of a contract for the lease/sale of one vehicle parking space within the public parking system.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved**, because after execution of the parking contract, the contemplated development would comply with all applicable state, local, and federal law, ordinances, standards and regulations; and the development would not cause a public or private nuisance, limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, and would not have a detrimental effect on the public health, safety or welfare.

UPDATE

An error was discovered in the FAR calculations which increases the total area of the building by 92 square feet. As a result, the total area of the building is 9,149, which is above the maximum of 9,100 square feet (400% Maximum FAR) permitted without premiums. The project will now utilize premiums in order to permit the addition of 49 square feet above the base maximum FAR, for a total building area of 9,149 square feet. As required by City code, the use of premiums requires the provision of off-street parking at a rate of one space per 1,000 square feet of floor area above the base FAR. For this project it does required one off-street parking space. The petitioner has agreed to enter a contract with the DDA to provide the required parking space. This proposal will be discuss at the April 25th DDA Operations Committee meeting. This issue must be addressed before City Council action.

A revised motion and recommendation have been prepared. A Development Agreement is also required due to the use of the parking in lieu contract.

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LOCATION

This site is located on the north side of South University Avenue between the East University Avenue pedestrian mall and Church Street. It is in the Downtown Development Authority district and Ward One.

DESCRIPTION OF PETITION

The petitioner seeks site plan approval to construct a new three-story, 4,909-square foot residential addition to the existing two-story office/retail building on the north side of South University Avenue at the corner of the East University pedestrian mall and Church Street.

Existing Conditions – The subject site currently contain a two-story building (4,187 square feet) with retail on the ground floor and office on the second floor. The total lot area is 2,275 square feet (0.05 acre), zoned D1 (Downtown Core base district) and South University character overlay district, and Primary street frontage designation. The site also has frontage on the East University pedestrian mall. There are no natural features on this site.

Proposed Development – The petitioner seeks approval to construct a three-story addition on top of the existing two-story building. After construction of the proposed addition, the building will be 65 feet tall and five stories, plus a basement level used for coffee shop seating, bathrooms and a small mechanical room. The existing coffee shop will remain at the street level and the second floor will remain office uses. Residential apartments are planned for the third through fifth floors. Building services and utilities are located off the alley on the adjacent Collegian development site. The adjacent owner has agreed to sharing the space and will have all proper easements and agreements finalized before issuance of Building Permits. Bicycle lockers are located in the rear (north) of the building and will be accessed by a pedestrian alley along the north side of the site to Church Street.

The proposed footprint is generally rectangular but with a small section of the building extending out at the southwest corner. The existing façade of the first and second floor will remain unaltered with the new building added directly above the walls of the second story. There is no streetwall offset required. Per Section 5:10.20(3)(c), corner sites with less than 5,000 square feet, such as the subject site, are exempt from the streetwall and offset at top of streetwall requirements.

Area, height and placement, plus off-street parking data is provided in the comparison chart below. Other development details include:

- Parking – No off-street parking is proposed or required. Class A bicycle parking lockers are proposed on the adjacent Collegian development parcel. A formal easement providing access to these lockers is being prepared and must be recorded prior to issuance of Building Permits.
- Access – The site has frontage on East University Avenue pedestrian mall and an easement to use it for access to the proposed storefronts. It also has frontage on South University Avenue.
- Storm Water Management – Storm water management is addressed in the underground stormwater detention systems on the adjacent development known as The Collegian (under construction currently). The required detention capacity for this development was accommodated in the design of the initial stormwater system for The Collegian.
- Streetscape Improvements – The South University Streetscape Improvement Project is currently under construction. The developer is working with The Collegian development and the DDA to coordinate installation of the streetscape improvements. The preliminary construction plan has been reviewed and accepted by the DDA.
- Apartment Units – Three apartments are proposed with a total of 16 new bedrooms.
- Retail/Office Spaces – The existing retail space on the ground floor and the basement will remain. The second floor will be retail or office.

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Base Zoning	D1 (Downtown Core)	D1 (Downtown Core)	D1 (Downtown Core)
Lot Area	2,275 sq ft	2,275 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	184%	398% (9,057 sq ft)	400% MAX normal (9,100 sq ft MAX) Up to 700% MAX with premiums (up to 15,925 sq ft MAX)
Premiums	N/A	N/A	N/A
Character Overlay District	South University	South University	South University
Streetwall Height	2 stories	5 stories	Site Exempt*
Street-level Transparency	43%**	43%**	60%
Street-level story height	12 feet **	12 feet **	15 feet
Offset at Top of Streetwall	Not Applicable	Not Applicable	Site Exempt*
Building Height	Approximately 2 stories, 20 feet	149 ft, 9 in	150 feet MAX
Massing Articulation	Approximately 30 ft average	43 ft	45 ft MAX
Side, Rear Setbacks	None	None	None
Building Frontages	Primary Street	Primary Street	Primary Street
S. University Ave.	3.7 ft	3.7 ft	0 ft MIN, 1 ft MAX**
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	0	0	0 spaces MIN
Parking – Bicycles	None	2 Class A	2 Class A

* Per Section 5:10.20(3)(c), corner sites with less than 5,000 square feet, such as the subject site, are exempt from the streetwall and offset at top of streetwall requirements.

** Existing legal non-conforming

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial/Residential	D1 (Downtown Core) base, South University overlay
EAST	Commercial	D1 (Downtown Core) base, South University overlay
SOUTH	Commercial	D1 (Downtown Core), South University overlay
WEST	University of Michigan Central Campus	PL

DESIGN REVIEW BOARD REVIEW

The petitioner presented the 1101 South University project to the Design Review Board on January 17, 2018.

At the meeting the Board discussed the project details and made the following comments and recommendations:

1. Consider more completely delineating the first floor from the upper floors. A mid-cornice could be a way to do so, and different brick colors may be another.
2. Note that the first floor reads as if it is being compressed by the upper floors.
3. Reconsider the placement of the sunshades. A better placement may be immediately above the windows.
4. At minimum, consider enlarging the height and width of the canopy over the coffee shop entrance and raising it higher.
5. At best, redesign the corner of the building as a unique, dramatic, elegant, and commanding element in keeping with this building's location at a very active and prominent corner in the downtown and a key gateway into and out of the Diag.

The Design Review Board's recommendation letter and the petitioner's responses are attached.

CITIZEN PARTICIPATION MEETING

The petitioner mailed out postcards describing the project to all residents and property owners within 500 feet of the site as well as all subscribers to the GovDelivery planning update service. The petitioner reported no responses to the postcard mailing.

HISTORY

The site was rezoned as part of the Ann Arbor Discovering Downtown (A2D2) zoning initiative. The current base and character overlay zoning districts and building frontage standards became effective in December 2009.

Buildings on the site were constructed in the 1930's. Prior to the current 80+ year old commercial building, it's likely the lots contained single-family dwellings.

East University Avenue north of South University Avenue was vacated in 1922 or 1923, with all of the land ownership going to the University of Michigan but access rights were kept through an easement for Lots 20 and 21 in R. S. Smith's Addition plat, present day 1101 and 1107 South University Avenue.

SERVICE UNIT COMMENTS

Planning – Staff's comments regarding compliance with city codes and ordinances were addressed by the petitioner. Staff finds that the proposed development to meet zoning and off-street parking regulations. An off-site bicycle parking easement must be recorded prior issuance of Building Permits.

Engineering – Implementation/restoration of the S. University Avenue right-of-way, including the streetscape, shall be coordinated with the Ann Arbor DDA and The Collegian North project, currently under construction.

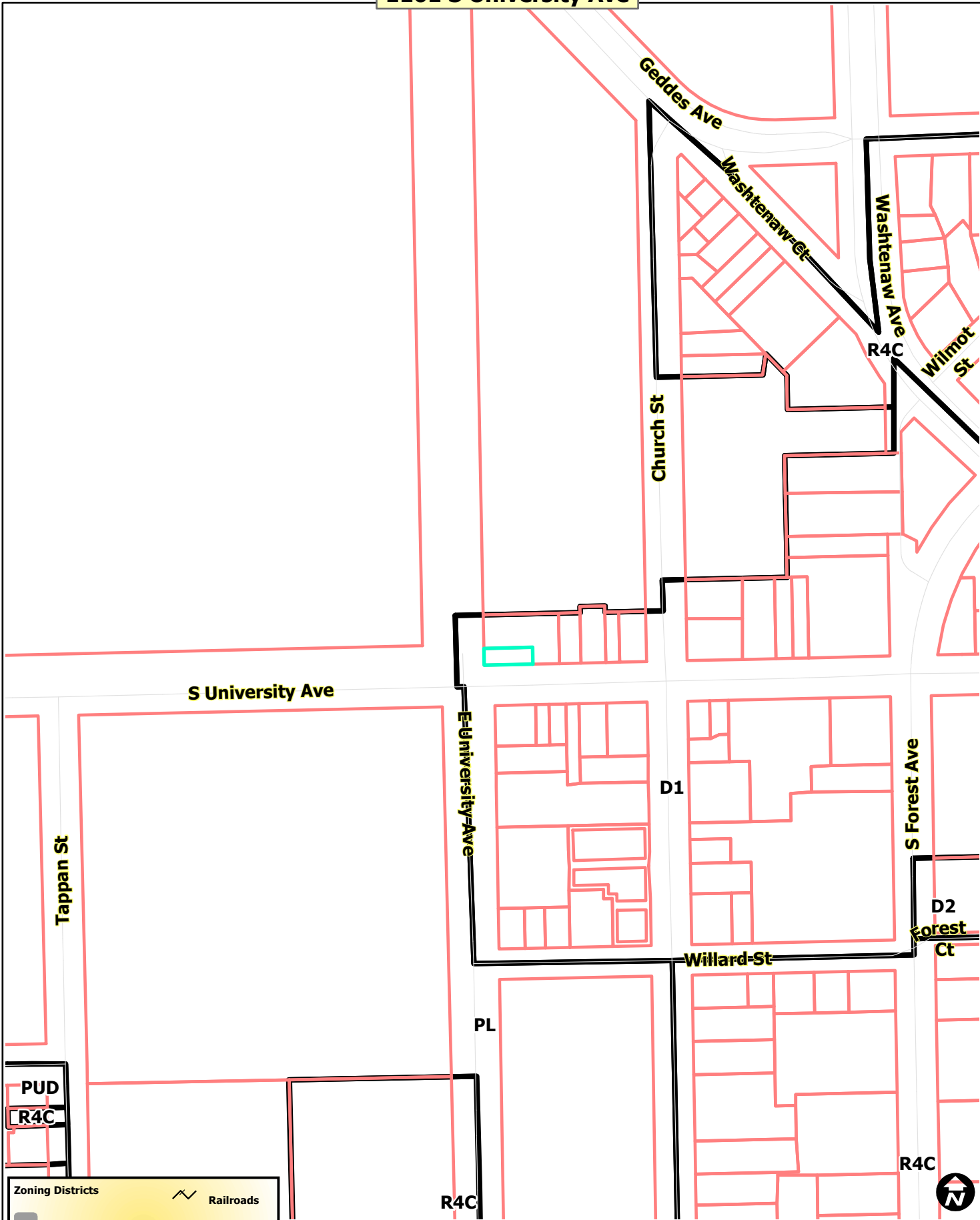
Downtown Development Authority – The petitioner and DDA Staff have drafted language to address coordination and responsibilities for the streetscape improvements. The streetscape will be installed in coordination with the adjacent Collegian development, which is currently under construction.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
4/13/2018

Attachments: Zoning Map
Aerial Photo
[Site Plan](#)
[Elevations](#)
[Design Review Board Recommendations](#)
[Petitioner's Response to DRB Report](#)

c: Petitioner (South University Properties, LLC [Roshanak Ameli-Tehrani]) *by email*
Petitioner's Agent (J. Bradley Moore & Associates [Brad Moore]) *by email*
Systems Planning
File – Project No. SP18-007

1101 S University Ave






Zoning Districts	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



Map date 12/28/2017
 Any aerial imagery is circa 2015 unless otherwise noted
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1101 S University Ave

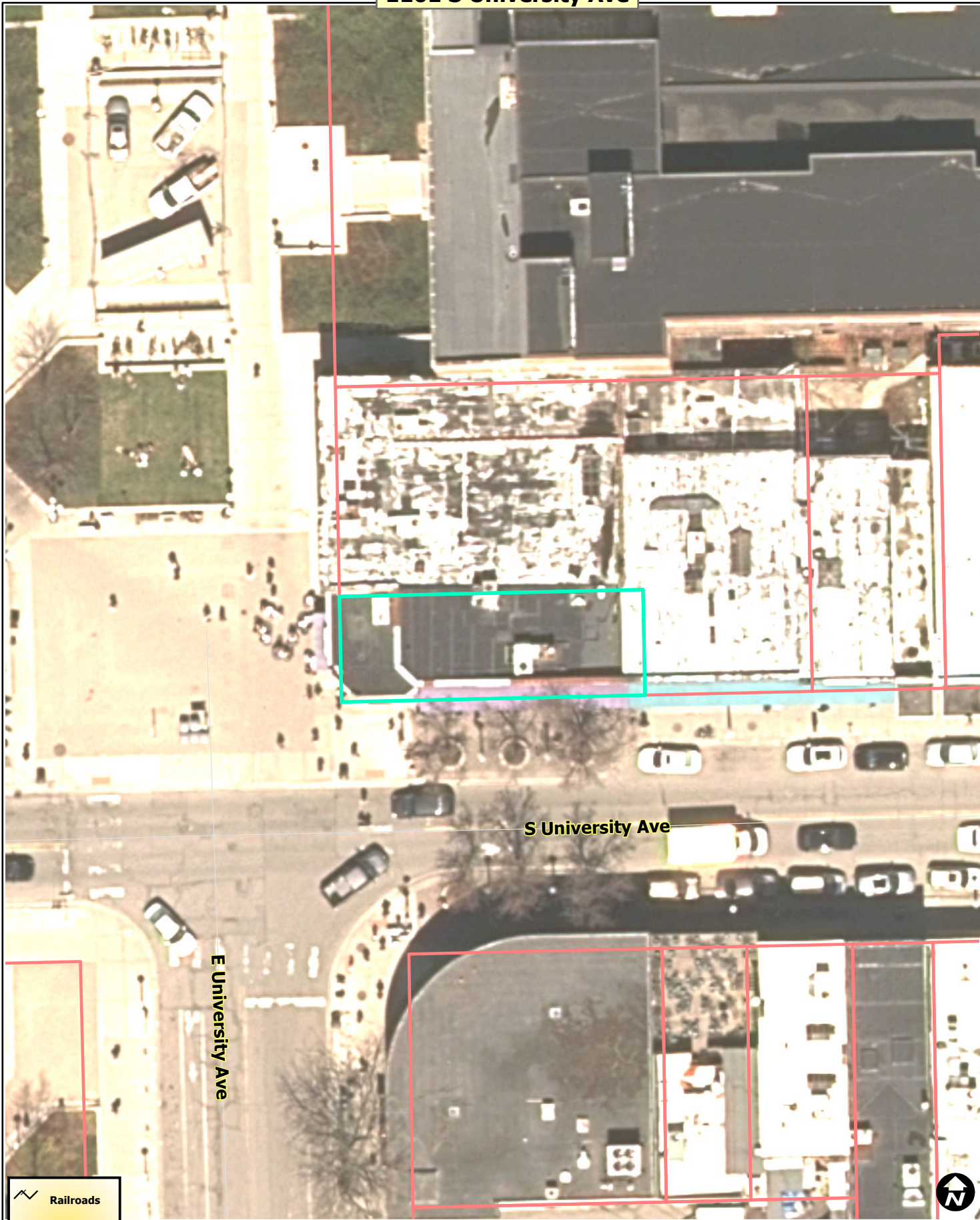


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