

732 Packard Street PUD Supplemental Regulations - 5 Corners

SECTION 1: PURPOSE

It is the purpose of the City Council in adopting these regulations to provide for the coordinated and unified development of 12 parcels in harmonious integration with the surrounding neighborhood and presenting a unified development.

These regulations guiding redevelopment in the district will provide for a more efficient use of the property through the redevelopment of parcels within walking distance to the University of Michigan Central Campus and the City's core and near-core business and entertainment districts. The redevelopment will provide an opportunity to make available convenient, modern and sustainable housing in a manner that reduces the need for individual vehicular transportation. Furthermore, these regulations will create a district that is compatible with the surrounding districts and land uses. These regulations will arrange development in the district in an innovative and efficient manner that advances the City's land use plans and policies, and which revitalizes the neighborhood and the City as a whole.

SECTION 2: APPLICABILITY

The provisions of these regulations shall apply to the land described as follows:

BEGINNING at the Southeasterly Corner of Lot 4, Block 4 of "MAP OF HILLS ADDITION TO THE CITY OF ANN ARBOR", as recorded in Liber 60 of Deeds, Pages 134 and 135, Washtenaw County Records; thence S51°18'08"W 198.00 feet along the Southeasterly line of said Lot 4; thence N39°03'51"W 36.80 feet along the Southwesterly line of said Lot 4, thence N12°15'03"W 56.33 feet; thence S88°43'13"W 70.89 feet; thence N01°23'37"W 269.88 feet along the West line of said "MAP OF HILLS ADDITION TO THE CITY OF ANN ARBOR" and its' extension thereof, also being the East line of South State Street (66 feet wide); thence S89°13'35"E 36.07 feet; thence N50°56'09"E 35.98 feet; thence S39°03'51"E 322.28 feet along the Northeasterly line of said "MAP OF HILLS ADDITION TO THE CITY OF ANN ARBOR", also being the Southwesterly line of Packard Street (66 feet wide) to the POINT OF

BEGINNING. Being part of Lots 1, 3, & 4 and all of Lot 2, Block 4 of “MAP OF HILLS ADDITION TO THE CITY OF ANN ARBOR”, as recorded in Liber 60 of Deeds, Pages 134 and 135, Washtenaw County Records. Being part of the NW 1/4 of Section 33, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan and containing 1.27 acres of land, more or less.

Further, the provisions of these regulations shall be adopted and incorporated into the 732 Packard Street Planned Unit Development (“PUD”) zoning district. These regulations, however, are intended to supplement only those provisions in the City Codes that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Code.

SECTION 3: FINDINGS

Following public hearings, the City Planning Commission and City Council find the following beneficial effects in terms of public health, safety, welfare, aesthetics, or convenience, regulated in these Supplemental Regulations, warrant the zoning; could not be achieved under any other zoning classification and are not otherwise required; do not have detrimental effects; provide adequate justification for departures from approved plans and policies; provide affordable housing with the increase in density from the underlying zoning and comprehensive plan recommendation; provide safe transportation circulation and encourage and support the use of alternative modes of transportation; and limit disturbance of existing natural, historical, and architecturally significant features to the minimum necessary to allow a reasonable use of the land:

A. Carbon Neutrality-A2 Zero.

- 1) **LEED Standards.** Development of the Project will contribute to the City’s goal of achieving carbon neutrality (A2Zero). The structure to be located on the Property will be constructed and developed in accordance with LEED standards.
- 2) **Integrated Solar Power.** The Project integrates solar panels into the building at the roof level, aiming to produce a portion of its energy needs with photovoltaic panels, further reducing the Project’s carbon footprint and energy use from off-site sources, reducing the environmental and economic harms associated with fossil fuel energy within the community, and supporting A2Zero.
- 3) **Electric Vehicle Charging Infrastructure.** The Project will include 17 EV-I (installed) charging stalls, which is double the requirement under Ann Arbor City Code. Fifteen EV-I stalls will be located in the parking structure and two EV-I stalls will be located at the ground level surface parking. The remaining spaces for the Project will be EV-C (capable).
- 4) **Electric Ready Building.** Directly supporting A2Zero to promote home and business electrification, the Project is committed to being “electric ready” with

- natural gas utilized only for auxiliary hot water generation and only because full electrification is not achievable given the capacity of the grid in the area.
- B. **Density; Reducing Urban Sprawl; Reduced Vehicular Travel.** The Project will continue high-density residential development in areas appropriate for such use within the City in order to increase housing options. This Project supports higher density housing near transit corridors, public transportation routes, campus education and recreational venues, and is walkable to commercial areas, such as the commercial and retail sites located on South University Avenue, S. State St., Liberty St., Church Street, and East University Avenue. The Project encourages residential densities that invite and sustain bus transit in accordance with the City's Master Plan.
 - C. **Housing Affordability.** The Project requires 16% of its residential floor area dedicated to affordable housing dwelling units, which is one percent more than the standard for approval for PUD Zoning Districts.
 - D. **Streetscape Activation.** The Project includes a ground-level auto court limited to pedestrian use and programmed with food trucks and social activities providing activity that does not current exists, in addition to ground floor retail uses and townhouses with front porches directly to the public sidewalk to activate the streetscape.
 - E. **Neighborhood Park Improvements.** Proposed improvements to adjacent Forsythe Park.

SECTION 4: PUD REGULATIONS

The standards and regulations provided below shall regulate development in the 732 Packard PUD district using the terms, definitions, interpretations, and applicability set forth in Chapter 55, Unified Development Code. All of the standards and regulations provided in the UDC shall also apply unless specifically provided in these Supplemental Regulations.

- A. **Permitted Uses.** The permitted uses shall be as provided in Section 5.15 of the Unified Development Code for the C1A/R district, plus Temporary Outdoor Activities use as defined in the Unified Development Code. Only residential uses shall be permitted above the third story.
- B. **Development Standards**
 - 1) **Height:** The minimum building height shall be six stories. The maximum building height shall be 15 stories and 200 feet.
 - 2) **Building Coverage and Open Space:** The maximum building coverage shall be 70%. The minimum open space shall be 20%.

- 3) **Setbacks**: The minimum setback from any front lot line shall be 5 feet, provided there is at least 16 feet between the back of curb and building. The minimum side or rear setback shall be 5 feet.

C. Parking

- 1) **Vehicle**: The maximum number of vehicle parking spaces shall be 82.
- 2) **Bicycle**: The minimum number of bicycle parking spaces shall be one Class A space per dwelling unit and no less than 329. Of the provided bicycle parking spaces, a minimum of 5% shall be capable of recharging electric bicycles and at least two shall be sized to accommodate cargo bicycles.
- 3) **Electric Vehicle Charging**: A minimum of 20% of the vehicle parking spaces shall be EV-I (electric vehicle [charging station] installed).

D. Landscaping, Buffers, and Screening

- 1) **Vehicular Use Area Landscaping**: As required in Section 5.20 of the Unified Development Code.
- 2) **Right-of-Way Screening**: As required in Section 5.20 of the Unified Development Code.
- 3) **Buffer**: A buffer shall be provided adjacent to residential uses as follows: the entire width between the building and any paved area, and the district boundary; at least four deciduous trees are planted; and a continuous row of shrubs at least four feet in height are planted.

E. Sustainability

- 1) **LEED Silver**: The building shall achieve the Silver level of the U.S. Green Building Council Leadership in Energy and Environmental Development (LEED) Certification for new construction, version 4.1. Proof of registration is required at the time of building permit issuance and documentation of certification shall be provided prior to receiving any certificate of occupancy.
- 2) **Electrification**: Building(s) in the district shall utilize natural gas connections only for auxiliary hot water generation and only because full electrification is not achievable given the grid capacity at the time of approval. Conduit and other necessary infrastructure for future conversions to full electrification once available shall be provided.
- 3) **Renewable Energy**: A minimum of 125,000 kwh of capacity shall be generated in the district from solar energy panels.

- F. **Affordable Housing**: A minimum of 16% of the residential floor area in the district shall be dedicated to Affordable Housing for Lower Income Households as defined in Chapter 55 of Ann Arbor City Code, which shall be made available for

lease or sale to eligible households consistent with City ordinances, policies and regulations regarding affordable housing, and under such negotiated terms reasonably acceptable to the City and the Property owner. Payment of a cash contribution in lieu of affordable housing may be made at the sole discretion of the City Council in the amount established by Council resolution at the time of payment is made.

G. Streetscape Activation.

- 1) **Residential Front Doors.** A minimum of six townhouses shall be provided at street-level with direct front door access to Packard Street.
- 2) **Retail Activity.** A minimum of 2,000 square feet of street-level retail space shall be made available with a minimum interior height of 15 feet.
- 3) **Outdoor Activities.** A minimum of 4,000 square feet shall be provided and made available for temporary outdoor activities.

H. Park Improvements. Repairs, improvements, and new amenities shall be provided to adjacent Forsythe Park, which may include: removing the existing kiosk; removing existing wood retaining walls and restoring the area; repairing or replacing pavers and pavement; replacement of drinking fountains, furnishings and lighting; and repairs or replacement of basketball court surface, backboards and nets.