



Legislation Text

File #: 23-0915, **Version:** 1

Resolution to Approve 721 South Forest PUD Site Plan and Development Agreement, 721 South Forest (CPC Recommendation: Approval - 6 Yeas and 2 Nays)

Approval of this resolution will allow for the construction of a residential building containing 228 apartments units.

Petition Summary:

- The Site Plan proposes the development of a 12-story residential building with 228 units and a total of 733 bedrooms. The units will be a mix of studio and one through six bedrooms. The entire site will have a Floor Area Ratio (FAR) of 649%, compliant with the proposed PUD regulations which allow up to 650% FAR.
- The ground floor will contain residential amenities and an enclosed bicycle room for 62 bicycles, there will also be two electric bicycle charging stations. An additional 135 bicycle parking spaces will be provided in an enclosed area in the lower-level parking garage. PUD Supplemental regulations permit a maximum 5,000 square feet of retail sales or services on the ground floor.
- The building will have a below grade parking structure for 90 vehicles and 8 additional parking spaces will be provided at ground level toward the rear of the building. All parking will be accessed from a two curb cuts with a circular loading/delivery drive in front of the building.
- The Petitioner will widen the public sidewalk by paving within the ROW from the existing sidewalk line to the curb from the site north to Forest Court. This ROW treatment will reflect what is currently on the opposite side of Forest Street.
- The proposed site plan contains the following sustainability features required per the proposed PUD regulations:
 - 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 Silver standards.
 - Thermal Bridge Free Exterior. Key tenants of passive house principles are continuous insulation and thermal bridge free construction. This Project utilizes a STO (or equal) thermal bridge free exterior insulation and finish system. Integration of this system will double the average code required insulation on the façade from R7.5 to R15 where used, improving the thermal performance of the building and reducing energy usage for heating and cooling.

- Integrated Solar Power. The Project integrates solar panels into the building at the roof level with 100kW of 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.
- Electric Vehicle Charging Infrastructure. The Project will include twenty-six (26) EV-i (installed) charging stalls, which is double the requirement under Ann Arbor City Code. Twenty-four (24) EV-i stalls will be located in the parking structure and two (2) EV-i stalls will be located at the ground level surface parking. The remaining spaces for the Project will be EV-C (capable).
- Electric Building. Directly supporting A2Zero to promote home and business electrification, the Project is committed to being "all-electric" with no Natural Gas connection except the natural gas line connection for the purpose of serving on-site emergency generators/back-up.

Additional sustainability features are proposed, but not required as part of the petition:

- 100% Renewable Energy Certificates Offsets. The project includes the purchase of Renewable Energy Certificates representing green energy for 100% of the building's energy consumption for 10 Years.

The petitioner has elected to meet the required affordable housing provisions of the PUD Ordinance by utilizing the payment in lieu option rather than providing affordable units on site. The petitioner proposes to exceed the \$4,601,318 payment in lieu required by providing a payment of \$4,700,000. Additionally, the petitioner is proposing a \$50,000 contribution to the Ann Arbor Housing Development Corporation.

A development agreement has been prepared to address off-site easements, affordable housing payment in lieu and Ann Arbor Housing Development Corporation contributions, and improvements to the public sidewalk.

The City Planning Commission, at its meeting of March 21, 2023, recommended approval of this request. The petitioner addressed issues raised by Planning Commission by clarifying the zoning setbacks and providing an exhibit in the supplemental regulations that ensure any building built will reflect the form shown on the current site plan.

City Council approved the PUD zoning at First Reading on May 15, 2023. Second Reading of the Zoning is scheduled for June 20th to coordinate with Site Plan action.

Attachments: March 21, 2023 Planning Staff Report
 March 21, 2023 Planning Commission Minutes
 May 16, 2023 Draft Development Agreement
 721 S Forest Architecture
 721 S Forest Site Plan
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
 Derek Delacourt, Community Services Area Administrator

Approved By: Milton Dohoney Jr., City Administrator

Whereas, Verve Ann Arbor Forest LLC has requested site plan approval in order to develop 721 South Forest PUD Site Plan;

Whereas, A development agreement has been prepared to address utility easements, off-site ROW improvements and affordable housing contributions;

Whereas, The Ann Arbor City Planning Commission, on March 21, 2023, recommended approval of the petition;

Whereas, The development would comply with the PUD zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 55; 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 May 16, 2023;

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 721 South Forest PUD Site Plan dated March 30, 2023, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.