



Legislation Text

File #: 13-0090, **Version:** 1

Resolution to Approve 624 Church Street Site Plan and Development Agreement, 624 Church Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution to approve the 624 Church Street Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a 14-story, 83,807-square foot apartment building containing 76 dwelling units and between 175 and 196 bedrooms.

Petition Summary:

- The site plan proposes demolition of the building at 624 Church Street and construction of a 14-story, 83,807-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 76 dwelling units and between 175 and 196 bedrooms
- Residential floor area premiums have been applied to earn an additional 220% of floor area, and the petitioner is proposing a LEED Silver certification for an additional 50% floor area, for a total floor area ratio of 665%.
- All parking will be provided off-site in a public parking structure. The project is the first in the City to utilize the City's Contribution in Lieu of Required Parking program to provide all parking off-site through an agreement with the DDA. On October 3, 2012 the DDA approved a resolution in support of a parking contract to provide a maximum of 42 spaces in the Forest Avenue public parking structure.
- A development agreement has been prepared to address footing drain disconnects, off-site parking agreement, and building elevations.
- Systems Planning comments regarding curb cut dimensions and sidewalk material have been addressed.

The City Planning Commission, at its meeting of January 15, 2013, recommended approval of this request.

Attachments: 1/15/13 Planning Staff Report
1/15/13 Planning Commission Minutes
1/10/13 Draft Development Agreement

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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, off-site parking agreement, and building elevations;

Whereas, The Ann Arbor City Planning Commission, on January 15, 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;

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 57; 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 February 27, 2013;

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 Street Site Plan, dated January 20 and 22, 2013, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.