



Legislation Text

File #: 17-0372, **Version:** 1

Resolution to Approve The Collegian North Site Plan and Development Agreement, 1107 South University Avenue (CPC Recommendation: Approval - 8 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of The Collegian North, a 12-story mixed-use building on the north side of the 1100 block of South University Avenue.

Petition Summary:

- The Site Plan proposes a 12-story, 115,552-square foot, 698% FAR building containing 55 apartment units and approximately 18,000-square foot of retail space on the first and second floors. The residential use premium is used to exceed the normal 400% FAR allowance.
- Because the premium option is used, 50 off-street parking spaces are required. The DDA has approved the petitioner's request for a 15-year contract for five standard monthly permits, three car share parking permits (counted as 12 spaces) and 33 limited overnight parking permits in the Forest Avenue parking structure. Contracts for permits in the public parking system is one of the available options to providing required premium off-street parking in the downtown area.
- A development agreement has been prepared to address the responsibility for completion of the South University Streetscape Improvement Plan adjacent the site, a contribution for improvements to a downtown park, adherence to the building design and elevations in addition to the typical agreement provisions.
- Since the site plan was considered by the Planning Commission, the petitioner has reconfigured the floor plans to increase the number of apartments and expand the apartment types, as well as relocating the bicycle storage room from the basement to the ground floor. The proposed site plan includes 55 apartments (previously 43) and a roughly even mix of three-, four-, five-, and six-bedroom apartments (previously almost exclusively five- and six-bedroom units). These changes are entirely internal, the proposed building exterior dimensions have not changed.
- The petitioner addressed issues raised by Planning Commission by submitting a formal request to the DDA (and subsequently receiving approval) to address their off-site parking requirement, relocating the bicycle storage room from the basement to the ground floor, formulating a snow removal protocol for the rear alley area, detailing plans to accommodate annual move-in/move-out periods, and detailing energy efficiency measures.
- The Design Review Board discussed the proposed design plan with the petitioner on September 21 and October 19, 2016. The petitioner held a citizen participation meeting on October 11, 2016.

The City Planning Commission, at its meeting of December 20, 2016, recommended approval of this request.

Attachments: December 20, 2016 Planning Staff Report
December 20, 2016 Planning Commission Minutes
Resolution to Approve A Parking Contract with The Collegian North Development
March 9, 2017 Draft Development Agreement
March 2, 2017 Site Plan

Prepared By: Alexis DiLeo, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, The South University - North, LLC has requested site plan approval in order to develop The Collegian North, a 12-story mixed-use building;

Whereas, A development agreement has been prepared to address the responsibility for completion of the South University Streetscape Improvement Plan adjacent the site, a contribution for improvements to a downtown park, adherence to the building design and elevations in addition to the typical agreement provisions;

Whereas, The Ann Arbor City Planning Commission, on December 20, 2016 recommended approval of the petition;

Whereas, The development would comply with the D1 (Downtown Core, base) and South University Character (overlay) 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 April 27, 2017;

RESOLVED, That the Mayor and City Clerk be 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 The Collegian North Site Plan, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.