



Legislation Text

File #: 11-1308, **Version:** 1

Resolution to Approve The Varsity Ann Arbor Planned Project Site Plan and Development Agreement, 425 East Washington Street (CPC Recommendation: Approval - 7 Years and 0 Days)

Attached is a resolution to approve The Varsity Ann Arbor Planned Project Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a 13-story apartment building containing 181 dwelling units. Planned project modifications are requested to allow a greater percentage of the south streetwall to exceed the maximum building frontage line.

Petition Summary:

- The Site Plan proposes a 13-story, 177,180-square foot apartment building containing 181 dwelling units (415 bedrooms) and 70 vehicle parking spaces underground, 2 shared-vehicle parking spaces on the adjacent property, 121 bicycle parking spaces, plazas on the north and south side of the building and a walkway along the length of the east side of the site. Planned project modifications are requested to allow 51% of the building's south street wall to exceed the maximum building frontage setback requirement (20% normally allowed).
- This development was the first project discussed by the newly-formed Design Review Board (DRB) at their inaugural meeting of June 22, 2011. The DRB observed that the proposed design responded favorably to the Downtown Design Guidelines.
- A development agreement has been prepared to address permanent easements and enforcement procedures for the off-site shared-use vehicle parking, documentation of LEED Energy & Atmosphere points, and plaza amenities in lieu of a parkland contribution.

The City Planning Commission, at its meeting of October 4, 2011, recommended approval of this request.

Attachments: Proposed Resolution

- 10/4/11 Planning Staff Report
- 10/4/11 Planning Commission Minutes
- 9/20/11 Planning Staff Report
- 9/20/11 Planning Staff Report Supplement
- 9/20/11 Planning Commission Minutes
- 6/22/11 Design Review Board Report
- 7/20/11 Petitioner's Citizen Participation Meeting Report
- 10/7/11 Draft Development Agreement

Prepared By: Alexis DiLeo, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Administrator

Whereas, The CS Potomac Holdings, LLC has requested site plan approval in order to develop The Varsity Ann Arbor Planned Project Site Plan;

Whereas, A development agreement has been prepared to address permanent easements and enforcement procedures for the off-site shared-use vehicle parking, documentation of LEED Energy & Atmosphere points, and plaza amenities in lieu of a parkland contribution;

Whereas, The Ann Arbor City Planning Commission, on October 4, 2011, recommended approval of the petition and planned project modifications;

Whereas, The development would comply with the D1 and East Huron 2 zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The petitioner has requested Planned Project modifications from the Secondary Building Frontage requirements to allow for the creation of a plaza at the southeast corner of the site;

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 November 7, 2011;

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 Varsity Ann Arbor Planned Project Site Plan with Residential Use Premiums, dated September 27, 2011, upon the condition that 1) the Development Agreement is signed by all parties, 2) all terms of the Development Agreement are satisfied, and 3) all Residential Use Premium Requirements are satisfied as provided on the Site Plan.