



Legislation Text

File #: 18-0954, **Version:** 1

Resolution to Approve 321 North Main Street Planned Project Site Plan and Development Agreement, 321 North Main Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of a six-story, mixed-use building at 321 North Main Street with planned project modifications to increase the maximum height and allow an encroachment into the front setback area.

Petition Summary:

- The site plan proposes to construct a new six-story, mixed-use building including commercial, office and residential uses. A parking garage is located in the basement, accessed from the rear alley. Planned project modifications are requested to allow increased height and an encroachment into the front setback area.
- Commercial uses are planned on the first and second floors, including a version of the Sun Baths which was previously planned and approved to develop its own building on this site. The third floor is proposed for office use, and a total of 18 apartments intended for downtown employees are proposed on the fourth, fifth and sixth floors. The parking garage will accommodate 16 cars, 16 bicycles and 2 motorcycles.
- The residential use and green building LEED Silver premium options are used for additional floor area over the normal FAR limit. The normal FAR limit is 200%, the two premium options earn a combined additional 185% of FAR for a total with premium allowance of 385%. The proposed development uses 176% additional FAR for a proposed total of 376%.
- The petitioner is requesting a planned project modification to increase the height limit from 60 feet to 69 feet 7 inches, and to allow a vestibule to have a 6-foot, 7-inch front setback instead of 8 feet. The petitioner indicates there is a public benefit provided by LEED Gold certification, increased open space (22% proposed vs 10% required), increased side and rear setbacks (3+ feet on sides and 12 feet on rear vs 0 feet required), solar orientation, energy efficiency, and pedestrian accessibility.
- A development agreement has been prepared to address providing three replacement benches in North Main Park instead of a cash parkland contribution.
- No changes have been made to the proposed development since the Planning Commission offered its recommendation.

The City Planning Commission, at its meeting of May 16, 2018, recommended approval of this request.

Attachments: May 16, 2018 Planning Staff Report
May 16, 2018 Planning Commission Minutes
May 22, 2018 Draft Development Agreement
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 Atlantas, LLC has requested site plan approval in order to develop a six-story mixed use development at, and site planned as, 321 North Main Street;

Whereas, The Ann Arbor City Planning Commission, on May 16, 2018, recommended approval of the planned project modifications to increase the maximum height limit from 60 feet to 69 feet 7 inches, and allow a 1 foot 6 inch encroachment by a 7-foot 10-inch vestibule into the front setback area in exchange for LEED Gold certification, providing a minimum of 20% open space, and maintaining an energy conserving design;

Whereas, A development agreement has been prepared to address a parkland contribution of three benches installed in North Main Park;

Whereas, The Ann Arbor City Planning Commission, on May 16, 2018, recommended approval of the petition;

Whereas, With the planned project modifications, the development would comply with the D2 (Downtown Interface), Kerrytown Character Overlay, and Front Yard Street 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 May 22, 2018;

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;

RESOLVED, That the Mayor and City Clerk approve the planned project modifications to increase the maximum height limit from 60 feet to 69 feet 7 inches, and allow a 1 foot 6 inch encroachment by a 7-foot 10-inch vestibule into the front setback area in exchange for LEED Gold certification, providing a minimum of 20% open space, and maintaining an energy conserving design; and

RESOLVED, That City Council approve the 321 North Main Street Planned Project Site Plan dated

May 22, 2018, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.