



Legislation Text

File #: 24-0935, **Version:** 1

Resolution to Approve 732 Packard “5 Corners” PUD Site Plan and Development Agreement (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of the 732 Packard “5 Corners” PUD Site Plan, a 14-story high-rise building with 376 apartments. The project redevelops 12 lots below the intersection of Packard and South State streets with a combined total of 55,507-square feet zoned 732 Packard PUD Zoning District (submitted separately).

Details of the proposed development include:

- The building has 441,096 square feet of floor area and is 14 stories tall and includes 20 townhouses on the first floor, with direct access from Packard Street, and 256 apartments on the upper floors. Approximately 3,000 square feet of retail spaces is provided on the first floor with planned entrances to both Packard and South State. It will be LEED Silver certified.
- Parking for 78 vehicles, including 16 electric vehicle chargers, is provided in a basement garage accessed from a driveway at the intersection of South State Street and East Hoover Avenue. A vehicle courtyard provides 4 more vehicle parking spaces. A dedicated, first floor room provides 217 Class A bicycle parking spaces, including 17 with charging ability and 2 cargo-sized. Twelve Class C bicycle parking spaces are provided outside of the building.
- As part of the project, the intersection of Hoover and State will be reconfigured from a three-way intersection into a four-way intersection, with the new driveway to 732 Packard being the fourth leg. This work is addressed in the Development Agreement.
- Forsythe Park, immediately south of the site, will be renovated by the developer (after submitting construction drawings to the Parks Department for review and approval) including removing the kiosk, removing wood retaining walls and restoring the area, installing new pavers and pavement, replacing the drinking fountain, repairing or replacing furnishings, repairing or replacing lighting, and repairing or replacing the basketball court surface, backboards and nets. This work is addressed in the Development Agreement.
- The developer has committed, addressed in the Development Agreement, to funding improvements to the DTE Electricity grid to create capacity for the estimated load from the project to eliminate all natural gas use, up to \$1.6 million dollars.
- The Development Agreement also addresses granting an easement for public access across the site frontages, documenting LEED Silver certification and penalties for failure to achieve such certification, installing solar panels to produce a minimum rated capacity of 125,000 kWh per year, and an affordable housing contribution of \$6,620,604.00 (for 52,544 square feet, or 16% area of the proposed residential use floor area, at \$126.00 per square).

The City Planning Commission held public hearings on the rezoning petition and site plan on March 5, 2024 and recommended approval of both subject to addressing outstanding staff comments which has been done.

Attachments: April 9, 2024 732 Packard Development Agreement
March 5, 2024 Planning Staff Report
March 5, 2024 Planning Staff Report Attachments
March 5, 2024 Planning Commission Minutes

Prepared By: Alexis DiLeo, City Planner

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

Approved By: Milton Dohoney Jr., City Administrator

Whereas, Core Spaces has requested site plan approval in order to redevelop 12 lots below the South State Street and Packard Street intersection with a high-rise residential building as proposed on the 732 Packard "5 Corners" PUD Site Plan;

Whereas, A development agreement has been prepared to address access easements, parkland contributions by completing repairs or replacement, commitments on electricity grid capacity, sustainability performance, and affordable housing contributions;

Whereas, The Ann Arbor City Planning Commission, on March 5, 2024, recommended approval of the site plan;

Whereas, The development complies 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 732 Packard Development Agreement, substantially in the form of that attached;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the 732 Packard 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 732 Packard PUD Site Plan v5 Dated March 26, 2024, upon the condition that 1) the South Town Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.