



Legislation Details (With Text)

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Title: Resolution to Approve 601 Forest Site Plan and Development Agreement, 0.79 Acre, Southeast Corner of South University and South Forest Avenues (CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Revised Site Plan and Building Elevations, 2. 10/17/08 Memorandum from Petitioner, 3. 10/17/08 Letter from Petitioner, 4. Building Materials Narrative, 5. 601 Forest Development Agreement.DOC, 6. 601 Forest Minutes.doc, 7. 601 Forest (Univ Vill) Staff Report.pdf, 8. 601 Forest Ave Project Communications All, 9. 601 Forest Communication, 10. 601 Forest Communication 8-15-08.pdf, 11. 601 Forest Communication from Richard Shapack, 12. 601 Forest Communication - 8-18-08, 13. Opposition Letter received from Tony Pinnell, 14. Opposition Letter dated 9-12-08, 15. 601 forest communications, 16. 601 S. Forest Communication from Mary Ann Sarosi, 17. 601 S. Forest Communication from Mathias Reimann 9-24-08, 18. 601 forest email to Mayor & Council 9-29-08 from katherine Lawrence & Darryl Weber, 19. 601 Forest Communication from Ellen Taylor - 9-29-08, 20. 601 forest communication from rusty restuccia 10-1-08, 21. 601 Forest_Development Agreement Rev3 10-20-08

Date	Ver.	Action By	Action	Result
10/20/2008	2	City Council	Approved	Pass
10/20/2008	1	City Council	Held and Closed	
10/6/2008	1	City Council	Continued	
10/6/2008	1	City Council		
10/6/2008	1	City Council	Postponed	Pass
8/18/2008	1	City Council		
8/18/2008	1	City Council	Held and Continued	
8/18/2008	1	City Council	Postponed	Pass
8/7/2008	1	City Council	Held and Continued	

Resolution to Approve 601 Forest Site Plan and Development Agreement, 2.05 Acres, Southeast Corner of South University and South Forest Avenues (CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Attached is a resolution requesting approval to construct a 464,314-square foot, mixed-use building comprised of two residential towers along South University and South Forest. The proposed buildings will consist of 342 apartment units with 1,142 bedrooms, 16,140 square feet of retail space, and 3,242 square feet of office space. A landscaped second-story central courtyard will be provided for residents of the building, as well as two levels of underground parking containing 235 spaces. Twenty-four metered surface parking spaces will also be provided, for use by retail customers and

residential drop-off and pick-up. The subject property consists of five parcels that will need to be combined in order to develop the project. All existing buildings on the property are proposed to be demolished.

A development agreement has been prepared to address public and private utilities, a future special assessment district for improvements to South University and South Forest, landmark tree preservation, park contribution, a street tree planting escrow, on-site storm water management, footing drain disconnections, and elevations. While the elevation provisions are a slight departure from the standard language (see paragraph P-17), the City Attorney's Office and the petitioner have discussed and come to a mutual agreement regarding this matter. The Attorney's Office has reviewed the agreement and the petitioner has acknowledged concurrence with its provisions.

The City Planning Commission, at its meeting of June 3, 2008, recommended approval of this proposal, subject to providing adequate sanitary sewer capacity and obtaining necessary variances. The Zoning Board of Appeals, at its meeting of June 25, 2008, granted the one necessary variance for the drive opening along Forest Avenue leading to the solid waste facility and the entrance to the surface parking and loading area.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, University Village-Ann Arbor, LLC has requested site plan approval in order to construct a 464,314-square foot, mixed-use building comprised of two residential towers along South University and South Forest Avenues;

Whereas, A development agreement has been prepared to address public and private utilities, a future special assessment district for improvements to South University and South Forest, landmark tree preservation, park contribution, a street tree planting escrow, on-site storm water management, footing drain disconnections, and elevations; and

Whereas, The Ann Arbor City Planning Commission, on June 3, 2008, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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 or welfare;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated August 8, 2008;

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 City Council approve the 601 Forest Site Plan, upon the conditions that (1) the Development Agreement is signed by all necessary parties, (2) all terms of the Development Agreement are satisfied, (3) adequate sanitary sewer capacity is provided, and (4) the individual development parcels are combined into one parcel.