



Legislation Details (With Text)

**File #:** 20-0086      **Version:** 2      **Name:** 3/2/20 - The Standard at Ann Arbor Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 3/2/2020      **In control:** City Council  
**On agenda:** 3/2/2020      **Final action:** 3/2/2020  
**Enactment date:** 3/2/2020      **Enactment #:** R-20-080

**Title:** Resolution to Approve The Standard at Ann Arbor Site Plan and Development Agreement at 405 South Main Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report w ALL Attachments & Links rev 1-27-2020.pdf, 2. The Standard - Development Agreement 2-26-2020 .pdf, 3. 1-7-2020 CPC Approved Minutes w Live Links2.pdf, 4. A2N clipping The Standard Site Plan - Public Hearing Notice.pdf, 5. WLN clipping The Standard Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
3/2/2020	1	City Council	Held and Closed	
3/2/2020	2	City Council	Approved	Pass

Resolution to Approve The Standard at Ann Arbor Site Plan and Development Agreement at 405 South Main Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution to approve The Standard at Ann Arbor Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a 202,262 square foot apartment building on 1.16 acres.

Petition Summary:

- The Site Plan proposes a 10-story building consisting of 202,262 square feet, 102 parking spaces, 218 dwelling units, 421 bedrooms, 6,020 square feet of retail space, and improved pedestrian amenities along South Main, East William, and Packard Streets. The petitioner is proposing to construct a building that meets LEED Silver and will provide two affordable housing units at 80% AMI.
- A development agreement has been prepared to address a park contribution, LEED Silver verification, electric vehicle charging stations, and easements for utilities, access, and solid waste.

The City Planning Commission, at its meeting of January 7, 2020, recommended approval of this request.

**Attachments:** Proposed Resolution  
1/7/2020 Planning Staff Report  
1/7/2020 Planning Commission Minutes

1/9/2020 Citizen Participation Report  
12/19/18 Design Review Board Summary  
1/8/2020 Draft Development Agreement

Prepared By: Jeff Kahan, City Planner

Reviewed By: Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, The Standard at Ann Arbor, LLC has requested site plan approval in order to develop The Standard Site Plan;

Whereas, A development agreement has been prepared to address various easements, park contribution, LEED Silver verification, and electric vehicle charging stations;

Whereas, The Ann Arbor City Planning Commission, on January 7, 2020, recommended approval of the site plan petition;

Whereas, The development would comply with the established D2 zoning pursuant to the requirements of the Unified Development Code 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 the Unified Development Code; 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 January 8, 2020;

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 Standard at Ann Arbor site plan dated February 18, 2020, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.