



Legislation Details (With Text)

File #: 21-0771 **Version:** 1 **Name:** 6/7/21 Valhalla Ann Arbor Site Plan
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File created: 6/7/2021 **In control:** City Council
On agenda: 6/7/2021 **Final action:** 6/7/2021
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Title: Resolution to Approve Valhalla Ann Arbor Site Plan and Development Agreement, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive and 2065, 2099 South Main Street (CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7-21-2020 CPC Approved Minutes w Links.pdf, 2. Valhalla Staff Report 6-2-2020 w Attachments.pdf, 3. Valhalla Staff Report 7-21 UPDATE memo.pdf, 4. Valhalla Staff Report w Maps 7-7 UPDATE memo.pdf, 5. Valhalla Project Letter.pdf, 6. Valhalla Ann Arbor Development Agreement (1).pdf, 7. Valhalla Zoning Conditions 2021.03.17_Executed (003).pdf, 8. WLN clipping Valhalla Site Plan Resolution - Public Hearing Notice.pdf, 9. UM Response Letter to Council.pdf, 10. UM Response Exhibits.pdf, 11. Valhalla Ann Arbor Development Agreement JUNE7.pdf

Date	Ver.	Action By	Action	Result
6/7/2021	1	City Council	Held and Closed	
6/7/2021	1	City Council	Approved	Pass

Resolution to Approve Valhalla Ann Arbor Site Plan and Development Agreement, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive and 2065, 2099 South Main Street (CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Approval of this resolution will allow for the construction 454 dwelling units in several stacked flat apartment buildings and five townhouse buildings.

Petition Summary:

- This development project includes three petitions: Annexation, a petition to rezone the site from Township, R1C and R1A(Single-Family Residential) to R4E with Conditions (Multiple-Family District), and a petition for site plan approval.
- The petition for annexations was approved by City Council on September 8, 2020. The City received notice that the annexations have been approved by the State of Michigan on December 4, 2020.
- The petition to rezone to R4E with Conditions has been submitted to Council separately. Zoning conditions listed below are reflected on the associated site plan:
 - Notwithstanding the R4E zoning which may permit up to 75 dwelling units per acre, the Property shall be developed with a maximum density not to exceed 50 dwelling units per

acre.

- Building Height limits shall not exceed 74 feet from the grade adjacent to the building up to the main roof surface (not to include elevator over-rides, solar collectors, mechanical equipment, etc.) with average building heights to adhere to charts on the site plan submission.
- The Project shall include fifteen (15) affordable dwelling units to be made available to those individuals or families making a wage equal to sixty (60%) percent of the area median income (AMI). The rents to be charged for the affordable dwelling units shall be based on Washtenaw County's MSHDA (Michigan State Housing Development Authority) published rent limits by dwelling unit size or dwelling unit bedroom count.
- The entire Project shall be all electric and not serviced or connected to natural gas services. This condition shall not prohibit the use of back-up generators powered by natural gas or other fuel for emergency use in the event of power outages.
 - The Project shall install, connect, and operate a solar energy system rated at a minimum of 500,000 kilowatt hours per year on the Property.
- The median opening of South Main Street will be closed to all movements except the northbound left in conjunction with the Project. Modification to the median opening and centerline hardening for the approach to the Scio Church Road intersection is required for opening of the proposed development.
 - a. The design process for this project will require engagement with the public regarding the design elements and materials for described modifications to the median opening.
 - b. Preliminary design of this modification shall be included on any approved site plans.
 - c. The process for public engagement shall follow the City's Public Engagement Toolkit and be designed to an International Association for Public Participation level of "Consult".
 - d. The CITY has the right, in its sole discretion, to choose which traffic mitigation measures it will implement. DEVELOPER will be solely financially responsible for the traffic mitigation measures the CITY finds necessary to address the impact of the DEVELOPER'S development.
- Six houses currently exist on the site. All existing structures will be removed.
- The proposal includes a total of 454 dwelling units in several stacked flat apartment buildings and five townhouse buildings. The units provided will be a mix of studio, one and two bedrooms. The townhouse buildings will contain a total of 19 units, the remaining apartment units will be constructed in one large building oriented around a center courtyard and three smaller buildings along the east side of the parcel. The eastern buildings will appear separate above ground but will be connected through the underbuilding parking garages. The larger building will also have understructure parking for a majority of the parking spaces provided. The townhouse units will each have private two-car garages. The remainder of parking will be provided adjacent to the private drives both as parallel and perpendicular spaces.
- A maximum of 726 parking spaces will be provided, 681 parking spaces are required by code

(1.5 spaces per unit). Parking is provide utilizing a mixture of structured parking (615 spaces) underneath the apartment buildings, parking spaces located off the private drive (78 spaces) and garages with the townhome units (32 spaces). Of the total number of parking spaces, the petitioner will provide 48 EV charging stations for electric vehicles, 130 EV-Ready, and 280 EV-Capable. Bicycle parking is provided in various locations around the site. A total of 91 bicycle spaces are required(1 space per 5 units) and 544 spaces are being provided in a mixture of Class A, B and C. Exterior bicycle parking (Class C) 22 spaces, is available near the main entrances of the larger buildings, while 313 spaces will be Class A(fully enclosed and secured room) and 231 will be Class B(in the structure, but not separate room).

- A development agreement has been prepared to address off-site utility improvements, on-site utility lift station, affordable housing contribution, solar energy production and required traffic mitigation measures.
- The petitioner addressed issues raised by Planning Commission by increasing the minimum solar production generated by the solar energy system, increasing the amount of EV parking shown on the plan (now required by City Code), and adding proposed traffic improvements to the site plan. Plan reflects recently approved EV parking requirements in the Unified Development Code.

The City Planning Commission, at its meeting of July 21, 2020, recommended approval of this request.

Attachments: July 21, 2020 Planning Staff Report
July 21, 2020 Planning Commission Minutes
March 29, 2021 Development Agreement

Prepared By: Matt Kowalski, City Planner

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

Approved By: Tom Crawford, City Administrator

Whereas, The PEFT LLC c/o Peritus Ventures, LLC has requested site plan approval in order to develop multiple-family residential development;

Whereas, The Ann Arbor City Planning Commission, on July 21, 2020, recommended approval of the Valhalla Ann Arbor Site plan petition;

Whereas, A development agreement has been prepared to address off-site utility improvements, on-site utility lift station, affordable housing contribution, solar energy production and required traffic mitigation measures;

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 Development Agreement, substantially in the form of that

attached, dated March 29, 2021;

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 Valhalla Ann Arbor Site Plan dated March 26, 2021, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.