Legislation Details (With Text)

File #:	24-0473	**Version:** 1	**Name:**	5/6/24 - 711 Church PUD Site Plan and Development Agreement
Type:	Resolution/Public Hearing		**Status:**	Passed
File created:	5/6/2024		**In control:**	City Council
On agenda:	5/6/2024		**Final action:**	5/6/2024
Enactment date:	5/6/2024		**Enactment #:**	R-24-152

Title: Resolution to Approve 711 Church PUD Site Plan and Development Agreement (CPC Recommendation: Denial - 2 Yeas and 5 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. February 6, 2024 Planning Staff Report (711 Church PUD), 2. February 6, 2024 Planning Staff Report Attachments (711 Church), 3. 2024-04-26_711 Church COUNCIL.pdf, 4. February 6, 2024 Planning Commission Minutes, 5. Applicant Presentation Booklet to City Council, 6. WLN clipping ORD-24-05 711 Church PUD Zoning and Site Plan – Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
5/6/2024	1	City Council	Held and Closed	
5/6/2024	1	City Council	Approved	Pass

Resolution to Approve 711 Church PUD Site Plan and Development Agreement (CPC Recommendation: Denial - 2 Yeas and 5 Nays)
Approval of this resolution will allow for the construction of the 711 Church PUD Site Plan, a high-rise building varying from 12 to 17 stories with 273 apartments. The project redevelops six lots at the southeast corner of Willard Street and Church Street with a combined total of 46,302-square feet zoned 711 Church PUD Zoning District (submitted separately).

Details of the development include:

- The building is a 445,456-square foot, multi-level, multi-dimensioned tower atop a two-story base. It measures 17 stories and 212 feet in height for most of its footprint, reduced to 12 stories and 144 feet at its southern end.
- The two-story base generally covers the entire site except for the southern 20 feet and provides resident amenity spaces, with internal drop-off and parking spaces accessed from a driveway off Willard Street.
- The upper tower floor plan has three wide sections, at the northern, middle, and southern portions, with two narrower sections in between, in version of a barbell shape.
- A total of 273 apartments are provided, five of which are townhouses with direct access to Church Street and the remaining are traditional apartments accessed from the main building entrance at the corner of Church and Willard Streets.
- Parking for 52 vehicles, including six electric vehicle chargers, is provided on the first and second floors. A dedicated, basement-level room provides 402 Class A bicycle parking

spaces. An additional 90 Class B bicycle parking spaces are provided on the first floor.

- Public art will be provided outside of the building as required by and following the procedures provided in the 711 Church PUD Zoning District Supplemental Regulations.

A development agreement has been prepared addressing granting an easement for public access across the site frontages, a park contribution of $620.00 per dwelling unit (total of $169,260.00) to the Parks and Recreation Services Unit, a downtown public amenity contribution of $250,000.00 to the Downtown Development Authority, installing solar panels on the roof producing at least 125,000 kWh per year, an affordable housing contribution of $126.00 per square foot for 46.4 dwelling units at an average size of 1,240 square feet in lieu of providing units on-site (total of $7,251,098.40), and failure to achieve LEED Gold certification.

The City Planning Commission held public hearings on the rezoning petition and site plan on February 6, 2024. Following a discussion, the motions failed to obtain six affirmative votes and was denied. (Per City Planning Commission Bylaws Sections 9.1 and 9.2, motions are made in the affirmative and failure to obtain six affirmative votes constitutes a denial.)

Attachments: 711 Church Development Agreement
February 6, 2024 Planning Staff Report
February 6, 2024 Planning Staff Report Attachments
February 6, 2024 Planning Commission Minutes

Prepared By: Alexis DiLeo, City Planner
Reviewed By: Brett Lenart, Planning Manager and Derek Delacourt, Community Services Area Administrator
Kevin McDonald, Deputy City Attorney
Approved By: Milton Dohoney Jr. City Administrator

Whereas, LV Church Street GP, LLC has requested site plan approval in order to redevelop a six-lot site at the northeast corner of Church and Willard Streets with a high-rise residential building as proposed on the 711 Church PUD Site Plan;

Whereas, A development agreement has been prepared to address access easements, parkland contributions, public amenity contributions, sustainability hardware, and affordable housing contributions;

Whereas, The Ann Arbor City Planning Commission, on February 6, 2024, recommended denial 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 711 Church Development Agreement, substantially in the form of that attached;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the 711 Church 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 711 Church PUD Site Plan [v6], dated April 8, 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.