



Legislation Text

File #: 19-1951, **Version:** 1

Resolution to Approve The Vic Village South Site Plan and Development Agreement, 1100 South University Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of The Vic Village South, a 12-story mixed-use building on the north side of the 1100 block of South University Avenue.

Petition Summary:

- The Site Plan proposes a 13-story, 205,055-square foot, 859% FAR building containing 131 apartment units and 17,377-square foot of retail space on the first floor. The residential use and affordable housing premiums are used to exceed the normal 400% FAR allowance. After Planning Commission, the number of units was decreased by two and the size of the building decreased slightly by 1,779 square feet. As a result, the total FAR was also reduced from 867% to 859%.
- The 131 apartments proposed include one bedroom (42 units), two bedroom (33 units), three bedroom (32 units) and four bedroom units (24 units). No five or six-bedroom apartments are planned.
- This development is utilizing the affordable housing premium which permits for 3,000 square feet of floor area for every affordable unit with a minimum of 600 square feet per unit. Units must be guaranteed affordable for the life of the building. The developer is proposing 14 affordable housing units for a premium floor area increase of 38,021 square feet. These 14 units will remain affordable to households at or below 80% of the Area Median Income, which is currently \$60,400 for a household of two.
- 110 off-street parking spaces are required. The DDA has approved the petitioner's request for 40 limited overnight parking permits in the Forest Avenue parking structure. Contracts for permits in the public parking system is one of the available options to providing required premium off-street parking in the downtown area. The remaining parking spaces are being provided on site.
- A development agreement has been prepared to address the responsibility for restoration of the South University Streetscape Improvement Plan adjacent the site, a contribution for improvements to a downtown park, adherence to the building design and elevations in addition to the typical agreement provisions.
- Planning Commission concerns were primarily expressed regarding the architecture and design of the building. Additional concerns included location of the bicycle parking and design of the pedestrian sidewalks and entrances at the rear of the building. Architectural concerns included adding more of a 'signature' item at the corner and designing it to compliment

adjacent architecture including the arched entrance of the West Hall Building to the Diag. The Planning Commission also encouraged the developer to create a signature architectural design to accent one of the busiest most visible pedestrian corners in the City.

- The petitioner has responded to issues raised by Planning Commission by reconfiguring the two-story corner entrance located at the northwest corner of the site, directly across from the entrance to the Diag. While no specific direction was given by the Planning Commission, in order to address concerns, arches were added with decorative metal crossbars for accents. While staff prefers the design presented to Planning Commission, this new design is an attempt to address Planning Commission concerns regarding design.
- The petitioner has also adjusted the location of some of the bicycle parking which was previously located on the ground floor near the rear entrance to the building. It has been relocated to the first level of underground parking. While the new location meets City Code requirements, staff prefers bicycle parking to be located in closer proximity to the entrances of the building in order to increase convenience and ease of use.
- The Design Review Board discussed the proposed design plan with the petitioner on March 13, 2019 and May 8, 2019. The petitioner held a citizen participation meeting on May 6, 2019.

The City Planning Commission, at its meeting of September 4, 2019, recommended approval of this request.

Attachments: September 4, 2019 Planning Staff Report
September 4, 2019 Planning Commission Minutes
Resolution to Approve a Parking Contract with the 1116 S University Development
August 22, 2019 Draft Development Agreement

Prepared By: Matt Kowalski, City Planner

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

Approved By: Howard S. Lazarus, City Administrator

Whereas, The South University - South, LLC has requested site plan approval in order to develop The Vic Village South, a 13-story mixed-use building;

Whereas, A development agreement has been prepared to address the responsibility for restoration of the South University Streetscape Improvement Plan adjacent the site, a contribution for improvements to a downtown park, payment for on-street meter removal, adherence to the building design and elevations in addition to the typical agreement provisions;

Whereas, The Ann Arbor City Planning Commission, on September 4, 2019 recommended approval of the petition;

Whereas, The development would comply with the D1 (Downtown Core, base) and South University Character (overlay) 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 Development Agreement, substantially in the form of that attached, dated October 17, 2019;

RESOLVED, That the Mayor and City Clerk be 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 Vic Village South Site Plan, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.