



## Legislation Text

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**File #:** 23-1316, **Version:** 1

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### Resolution to Approve 1601 S. State - South Town Site Plan and Development Agreement (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of the 1601 S State - South Town Site Plan, redeveloping the block bounded by South State Street on the west, Henry Street on the north, White Street on the east, and Stimson Street on the south with a building having two multi-story towers on top of a single-story podium creating a development with over 200,000 square feet including ground floor commercial and resident amenity space, 216 apartments on the upper floors, and a 54-space parking garage within the podium.

- The South Town project has three components: 1) a petition to rezone the 1.7-acre block to C1A/R With Conditions, 2) a petition to vacate the unimproved public alley in the northern half of this block, and 3) a site plan with development agreement.
- The site plan shows a building having 246,670 square feet. The design utilizes the pedestrian area floor area premium and has been granted a variance by the Zoning Board of Appeals to exclude floor area used for at-grade parking from the FAR calculation. With the premium floor area and the granted variance, the site plan meets the FAR standards of the C1A/R Campus Business Residential Zoning District.
- The site plan includes permitted setback alternatives provided in the Unified Development Code to have front setbacks along its four street sides ranging from 5 feet to 10 feet at minimum. The front setbacks are greater in many locations because of variations in the building design.
- In addition to meeting the minimum front setback standards (including permitted alternatives), the overall design provides at least 19 feet between the back of the curb and the building face. This dimension meets the Downtown Street Design Manual guidelines for destination streets, which were utilized to allow for sufficient pedestrian and amenity zones for high-density development.
- The proposed development proposes to “prioritize sustainability” in three major ways, by 1) using mass timber and cross laminated timber sourced from sustainably managed forests, 2) not using any gas equipment or connections, and 3) being ideally located for multi-modal transportation.

The City Planning Commission held public hearings on May 16, 2023 and June 21, 2023, and recommended approval.

**Attachments:** May 16, 2023 and June 21, 2023 Planning Staff Reports  
Planning Commission Minutes  
August 7, 2023 Draft Development Agreement  
1601 S. State Site Plan - June 13, 2023

**Prepared By:** Alexis DiLeo, City Planner

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

Approved By: Milton Dohoney Jr., City Administrator

Whereas, Southtown by 4M, LLC has requested site plan approval in order to develop South Town;

Whereas, The pedestrian amenity premium has been used for additional floor area beyond the normal floor area ratio maximum standard of the C1A/R zoning district;

Whereas, A variance has been granted by the Zoning Board of Appeals on May 24, 2023 to exclude floor area used for at-grade parking from the FAR calculation;

Whereas, The Ann Arbor City Planning Commission, on June 21, 2023, recommended approval of the site plan;

Whereas, The development complies with the C1A/R WITH CONDITIONS (Campus Business Residential District with conditions) 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 South Town Development Agreement, substantially in the form of that attached, dated August 7, 2023;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the South Town 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 South Town Site Plan dated June 13, 2023, 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.