



City of Ann Arbor Planning Services

301 East Huron Street, Ann Arbor, Michigan 48107

Phone: 734-794-6265 Email: planning@a2gov.org Web: www.a2gov.org/planning

Follow these instructions for a PUD (Planned Unit Development) Pre-Petition Conference, the official first step to applying and receiving approval for a new PUD Zoning District or an amendment to existing PUD Supplemental Regulations.

Application for PUD Pre-Submittal Conference

Petitioner Information

Full Name: ISSA MARWAN ET AL (Rod Issa)

Interest in the Land (i.e. owner, land contract, option to purchase, etc.):
Owner

Additional Interested Person and Relationship:
MHT Housing, Inc. (T. Van Fox) / Co-Developer

Additional Interested Person and Relationship:
[Click or tap here to enter text.](#)

Site Information

Address(es) or description of the existing or proposed PUD Zoning District:
3551 Packard Avenue

Proposal Information for New PUD Zoning Districts

- Describe the proposed development program, including ...
 - What is the objective, purpose and beneficial effect for the City that will be achieved by the proposed PUD zoning district?
To expand the supply of Affordable Housing in Ann Arbor.
 - Explain why this beneficial effect cannot be achieved under any other zoning designation.
Existing Zoning does not support proposed density nor use.
 - Explain how the proposed PUD zoning district is consistent with the Comprehensive Plan recommendations for the site.
The proposed plan creates a different housing type & density in relation to adjacent uses. The proposed development enhances the walkability of the existing neighborhood. The proposes affordable housing.
- Prepare a comparison chart in a separate document or on the conceptual PUD site plan, comparing the proposed PUD uses, density, area, height, placement, landscaping, buffering, screening, any additional standards to those of the current zoning designation and similar zoning designations.
- Please see attached set of Schematic Documents.

3. Prepare a conceptual PUD site plan to illustrate the proposed development program on the subject site.

- Please see attached set of Schematic Documents.

Proposal Information for Amendments to PUD Supplemental Regulations

1. Provide the name of the PUD Zoning District and Supplemental Regulations to be amended:

Existing R4A, Article IV

2. Provide a marked copy of the PUD Supplemental Regulations with the current supplemental regulations and proposed amendments.

- Please see attached set of Schematic Documents.

3. Provide a conceptual PUD Site Plan to illustrate the proposed amendments on the subject site.

- Please see attached set of Schematic Documents.

Meeting Request

The Planning Commission meets for working sessions on the second Tuesday of each month. Consult the posted meeting calendar for specific dates. Indicate here your requested working session meeting at which you will present the proposed Planned Unit Development. If your requested working session is not available for new agenda items, you will most likely be scheduled for the next month's working session.

Requested working session meeting: [Click or tap here to enter text.](#)

Submitting Materials

Submit this completed application along with the proposal information, including separate comparison chart and conceptual PUD site plan documents, to the Planning Department at planning@a2gov.org. Indicate "Request for PUD Pre-Submittal Conference" in the subject.

October 2022