

carl o. hueter a. i. a. * architect * 1321 franklin blvd., ann arbor, michigan 48103-5802

23 December 2014

City of Ann Arbor
Building and Development Services Department
100 North Fifth Ave.
Ann Arbor, Michigan 48104

RE: 715 & 717 East Huron Request for Pre-Petition Conference for a PUD

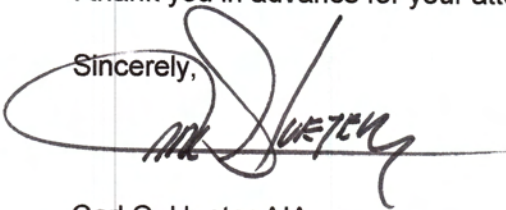
To Whom It May Concern:

Please find attached our application for a Planned Unit Development pre-petition conference in front of the scheduled 6 January 2015 City of Ann Arbor Planning Commission. This submission is formatted off the published application from made available on line at a2gov.org. It should be noted that certain documents in the possession of the City of Ann Arbor and germane to the completion of this document are currently not in our possession, but referenced here-in. As they are made available they will be included.

If in your review of this information if you should have any questions of find in your experience certain pieces of information found necessary from other similar submissions are missing from this submission it will be our understanding that staff will notify us of these questions and deficiencies within a reasonable time to allow us to amend this submission to include this noted information.

I thank you in advance for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carl O. Hueter', is written over a horizontal line. The signature is stylized with a large loop at the beginning and a long, sweeping tail.

Carl O. Hueter AIA
Architect and agent representing the property owner in this matter

email: carl@hueterarchitects.com * office 734-6665-7610 * cell 734-276-8175 * fax 734-665-8432

APPLICATION FOR PLANNED UNIT DEVELOPMENT PRE-PETITION CONFERENCE

DATE: 23 December 2014

PETITIONER (1a): Carl O. Hueter AIA, Architect for Owner
1321 Franklin Blvd.
Ann Arbor, Michigan 48103
carl@hueterarchitects.com
734-665-7610

OWNER: WJL Properties
6161 Windmill Court
Saline, Michigan 48176

LOCATION (1b): 715 and 717 East Huron
Ann Arbor, Michigan 48104

Being two former existing single family residences and platted lots in the Old Fourth Ward Historic District formerly zoned R4C. These two single family residences were converted to multi-family rental in the 1950's. In 1982 a PUD rezoning occurred at the adjacent 100 North State property which included these two parcels to allow a restaurant to occupy the existing church structure. Then in 1986 another PUD action rezoned the combined properties 100 North State, 715, 717 & 721 East Huron into one "professional office" use zoning district. At the time containing the two subject properties contained 13 parking spaces, 9 assigned to the subject buildings. The two houses were conjoined with an entry/lobby/fire rated stair shaft to all the floors as part of this approved PUD work. In 1987 another PUD action separated these buildings from the 100 North State property. In 1995 another PUD action severed the subject buildings from the 721 East Huron property directly east of them and reduced the lot area from 8,711.34 SF to 6,666 SF (66' X 103'). This reduction also removed 7 of the parking spaces for use of the 100 North State property and thereby reduced the 1986 approved parking from 9 spaces to 6 spaces for the two subject properties.

All of the site conditions, natural features, landscaping, etc. remain the same as the existing approved PUD site plan and will be unchanged as part of this request.

It is understood this Site Plan will require minor updating to bring it into compliance with the current requirements for a PUD submission.

Proposed PUD Development Program will be exactly the same as the existing except, the statement of use is being requested to change from "professional office" to "professional office and/or up to four residential dwelling units."

The objective (1ci) is to return this property to its former use (residential) and to a use historically & consistent with the majority of the surrounding adjacent neighborhood. The beneficial effect will be to achieve 100% occupancy for the premises, bring the parking into compliance and freeze the size of development of this parcel to a far less intense use currently allowed under the East Huron overlay of the Master Plan. Provide additional low rise housing opportunities for the near downtown of the City. In doing so preserve these buildings and their use for the future which is a desired "green" directive to preserve existing buildings through adaptive re-use, retaining the character and form of the historic neighborhood, this re-use is an efficiency of building and land use, sequestering the existing carbon used to construct the original buildings and not consuming additional resources to construct a new building. The PUD is being sought because this use (1cii) cannot occur under any other existing established zoning because the previous PUD zoning manipulations have reduced the lot area so it can not comply with any existing applicable R classifications including setbacks within these classifications.

This property is already zoned PUD. The Master Plan has this property called out to be in the East Huron D2 zoning overlay a much more intense use. The proposed development agreement change will allow it to be consistent (1ciii) and meld into the adjacent residential neighborhood's less intense R4C zoning use.

Since (1d) the Site Plan is existing and the PUD zoning district are existing the only change being requested is to change the development agreement to allow the conversion of the existing houses back to the former residential use.

2) COMPARISON CHART:

Comparison chart (2a) will remain the same as the approved 1995 chart updated to show additional required parameters, but mainly the "use" will now be for up to 4 dwelling units and the parking will show compliance of 1.5 spaces per dwelling unit.

Note; the off-street parking (2b) for the existing use as office would have required 21 parking spaces, The 1995 PUD has approved only 6. The proposed use would require 6, bringing the parking on site into compliance for the intended residential use.

Landscape screening & buffer requirements (2c) will be unchanged from the approved 1995 PUD.

3) Since this is an existing PUD, with this request to only revise the language of one sentence in the Development Agreement, all of the existing building exteriors, Site Plan, etc. are unchanged (but upgraded with current required information) and part of the existing records of the City of Ann Arbor which will be provided as made available by City staff through a Freedom of Information Act of (12/15/14) request at the time of official submission.

Enc: 1995 PUD Development Agreement marked up

1995 Comparison chart & Proposed up dated comparison chart

1995 Site Plan document (in the current condition as received)

Various area maps to aid in locating and describing parcel's adjacencies

SITE DEVELOPMENT AGREEMENT

LIBER 200 / PAGE 10

Page 1 of 3

100 NORTH STATE STREET SITE DEVELOPMENT AGREEMENT

(100 and 110 North State Street and 715, 717 and 721 East Huron Street)

THIS AGREEMENT, made this 9th day of September, 1985, by and between the City of Ann Arbor, a Michigan Municipal Corporation, hereinafter called the CITY, and D.B. Associates, a Michigan limited partnership, with principal address at 206 East Washington Street, Ann Arbor, Michigan 48104, hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor to be surveyed, mapped and site planned as the 100 North State Street Preliminary and Final Phase Planned Unit Development, a site development, and desires PUD site plan approval thereof, and

WHEREAS, the CITY desires to insure that all of the customary municipal improvements required by pertinent CITY ordinances and regulations be properly made, and that the PROPRIETOR will install these improvements prior to any occupancy permits being issued.

THE PROPRIETOR HEREBY AGREES:

- (1) That the buildings shall be limited to professional office use. Medical offices, dental offices and banking uses shall not be permitted.
- (2) To maintain one monthly permit parking space per three employees in the City parking system for use by the occupants of the 100 North State Street Planned Unit Development to meet the objective of not burdening the on-street parking in the neighborhood as a result of this project.
- (3) To limit on-site parking to a maximum of 16 parking spaces for employees so that no less than seven spaces will be available for visitor parking.
- (4) To limit the total number of employees on-site to no more than 120 persons, and to report the total number of employees and the monthly valid parking permits to the City Building Department on July 1st of each year.
- (5) To rehabilitate the church building at 100 North State Street, the rectory at 110 North State Street, and 715, 717 and 721 East Huron Street to the standards set forth by the United States Department of the Interior National Parks Service, pursuant to the Secretary's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" which appear in Title 36 of the Code of Federal Regulations, Part 1208 (formerly 36 CFR, Part 67).

THE CITY HEREBY AGREES:

- (1) In consideration of the above undertakings, to approve the proposed preliminary and final phase planned unit development for rehabilitation of the church, rectory, and 715, 717 and 721 East Huron Street for professional office use.
- (2) To provide timely and reasonable CITY inspections as may be required during construction.
- (3) To record this agreement with the Washtenaw County Register of Deeds.

*
PROPOSED
INSERTION
↓
"and up to
4 dwelling
units."

RECORDED
AUG 5 3 01 PM '85
COUNTY CLERK/REGISTRAR

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day first above written. This agreement shall be binding on the successors and assigns to the parties hereto, provided that the effect of these provisions shall continue only so long as the aforesaid PUD zoning is in effect. Upon a future change of zoning, if any, this agreement shall automatically lapse and be rendered null and void. The parcel is described as follows:

Lots 1, 2 and 3 and south 86.0 feet of Lot 4, Block 1 North, Range 10 East, "Eastern Addition", City of Ann Arbor, Washtenaw County, Michigan.

Witnesses:

J.A. Overstreet
J.A. OVERSTREET

Herbert Katz
HERBERT KATZ

CITY OF ANN ARBOR
100 North Fifth Avenue
Ann Arbor, Michigan 48107

by Edward C. Pierce
Edward C. Pierce, Mayor

by W. Northcross
W. Northcross, City Clerk

Approved as to Substance:

by Godfrey W. Collins
Godfrey W. Collins,
City Administrator

Approved as to Form:

by R. Bruce Laidlaw
R. Bruce Laidlaw,
City Attorney

Witness:

John J. Hinkle
JOHN J. HINKLE

D.B. ASSOCIATES
a Michigan limited partnership
206 East Washington Street
Ann Arbor, Michigan 48104

by William S. Hobbs
WILLIAM S. HOBBS
General Partner

DRAFTED BY: Martin W. Overhiser, Planning Director
Ann Arbor City Planning Department
100 North Fifth Avenue
Post Office Box 8647
Ann Arbor, Michigan 48107
(313)994-2800

8/29/85
GC/NWO/lg/m

STATE OF MICHIGAN)
) ss:
 County of Washtenaw)

On this 15th day of October, 1985, before me personally appeared Edward C. Pierce, Mayor, and W. Northcross, Clerk of the City of Ann Arbor, a Michigan Municipal Corporation, to me known to be the persons who executed this foregoing instrument, and to me known to be such Mayor and Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation by its authority.

Laurie E. Grinston
 LAURIE E. GRINSTON
 NOTARY PUBLIC
 Washtenaw County, Michigan
 My Commission Expires: 4/24/89

STATE OF MICHIGAN)
) ss:
 County of Washtenaw)

On this 8th day of OCTOBER, 1985, before me personally appeared WILLIAM S. HOBBS to me known to be the person(s) who executed the foregoing instrument, and acknowledged that he/she (they) executed the foregoing instrument as his/her (their) free act and deed.

Victoria G. Luther (Huetten)
 Victoria G. Luther
 NOTARY PUBLIC
 Washtenaw County, Michigan
 My Commission Expires: 27 July 1987

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	PUD (Planned Unit Development District)	PUD	PUD (Office District standards used for comparison)
Gross Lot Area	Parcel I - 10,470 sq ft Parcel II - 12,342 sq ft *	Parcel I - 10,470 sq ft Parcel II - 8,626 sq ft Parcel III - 5,676 sq ft	6,000 sq ft MIN
Floor Area Ratio	Parcel I - 55% Parcel II - 109%	Parcel I - 55% Parcel II - 95% Parcel III - 63%	40% MIN
Usable Floor Area	Parcel I - 16,281 sq ft Parcel II - 13,576 sq ft	Parcel I - 16,281 sq ft Parcel II - 8,480 sq ft Parcel III - 5,116 sq ft	not applicable
Parking	Parcel I - 13 spaces Parcel II - 9 spaces	Parcel I - 13 spaces Parcel II - 6 spaces Parcel III - 3 spaces**	120 spaces MIN

- * Parcels II and III combined (prior to land division).
- ** Thirty-four additional spaces are leased from National Garages.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Multiple-Family Residential	R4C (Multiple-Family Dwelling District)
EAST	Multiple-Family Residential	R4C
SOUTH	University of Michigan	PL (Public Land District)
WEST	Office	C2AR (Commercial/Residential District)

HISTORY

1882 -The First Unitarian Church and its rectory were constructed in 1882, and the three residences on East Huron Street were built between the 1890's and 1920's. The Unitarians would occupy the structure until 1946, when they moved to a Washtenaw Avenue location.

1946 - The church was sold to the Grace Bible Church congregation, who occupied the church until 1975.

12/21/2014

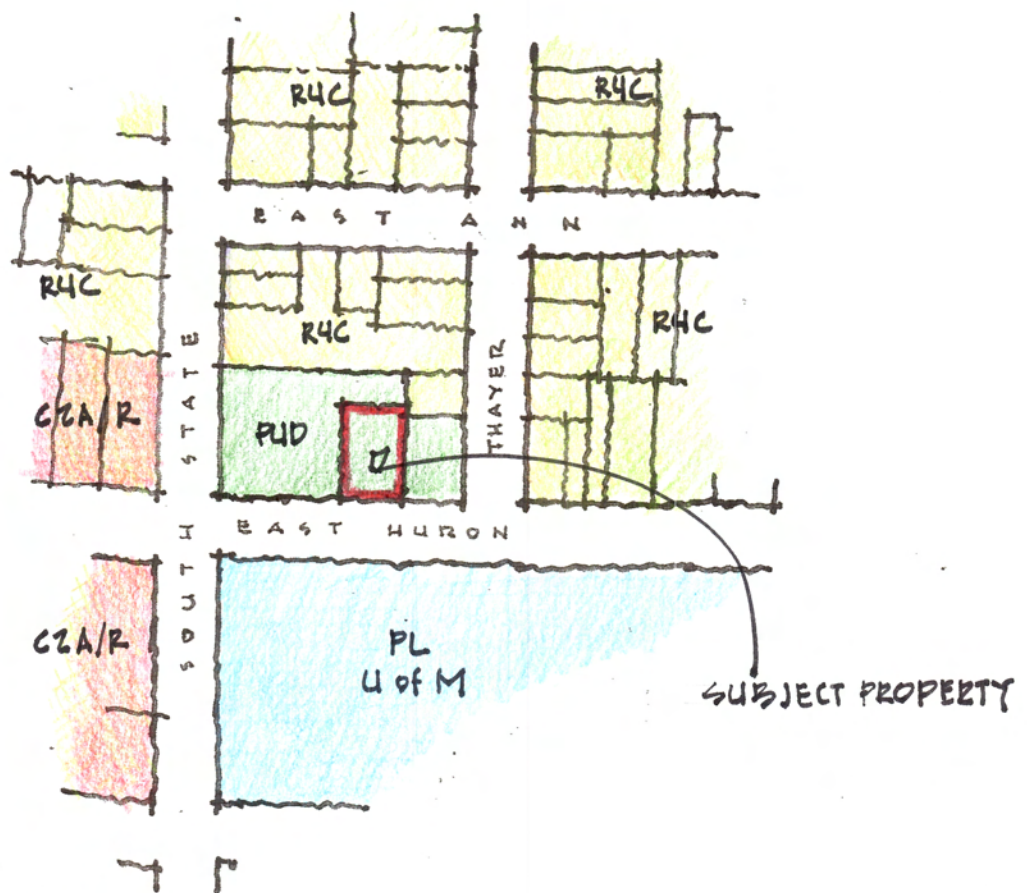
715-717 EAST HURON

PUD PROPOSED

PROPOSED NEW

PRELIMINARY COMPARISON CHART

		<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED UNDER R4C</u>
ZONING	=	PUD	PUD	R4C
GROSS LOT AREA	=	6,666 SF	6,798 SF	8,700 SF
FLOOR AREA RATIO	=	95%	93%	40%
USABLE FLOOR AREA	*	8,460 SF	8,460 SF	NA
PARKING	=	6 SPACES	6 SPACES	6 SPACES
DENSITY	=	- 0 -	1,699.5 SF/DU	2,175 SF/DU
SETBACKS	F "	20'-6"	20'-6"	25'
	S "	1'-6"	1'-6"	12/14'
	R "	23'-0"	23'-0"	30'



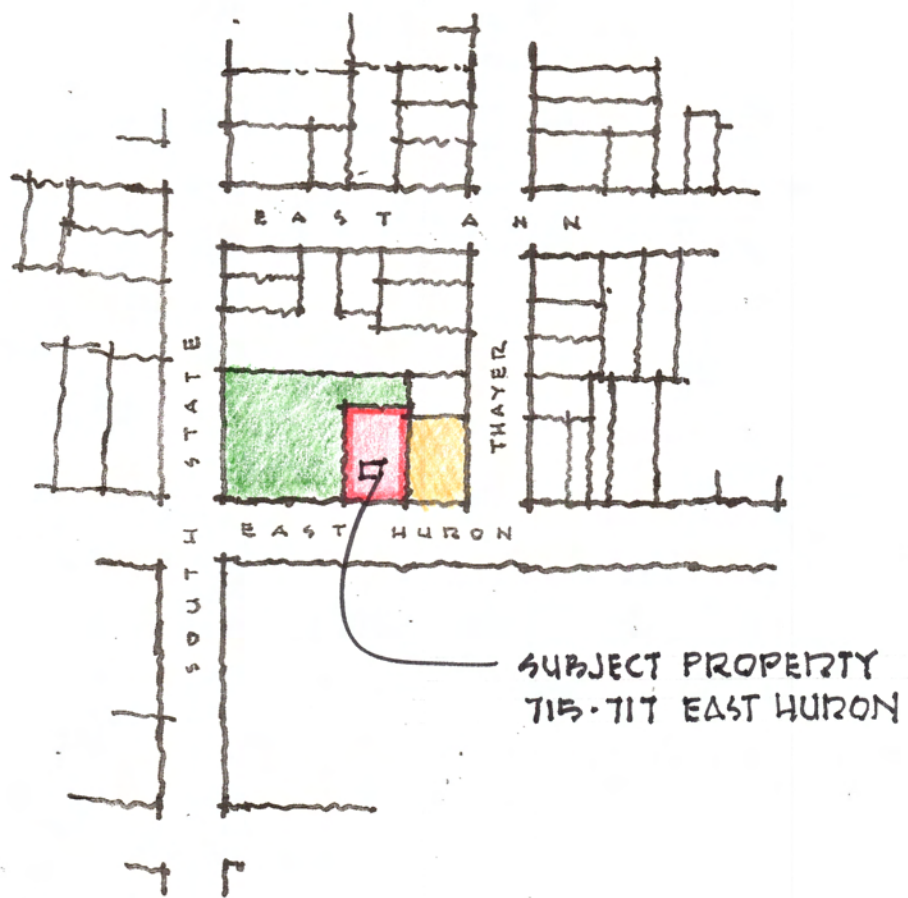
AREA ZONING MAP



1982 & 1986 PUD AREA



1987 PUD SPLIT



1995 PUD SPLIT

CALL MISS DIG
1-800-482-7171
(TOLL FREE)

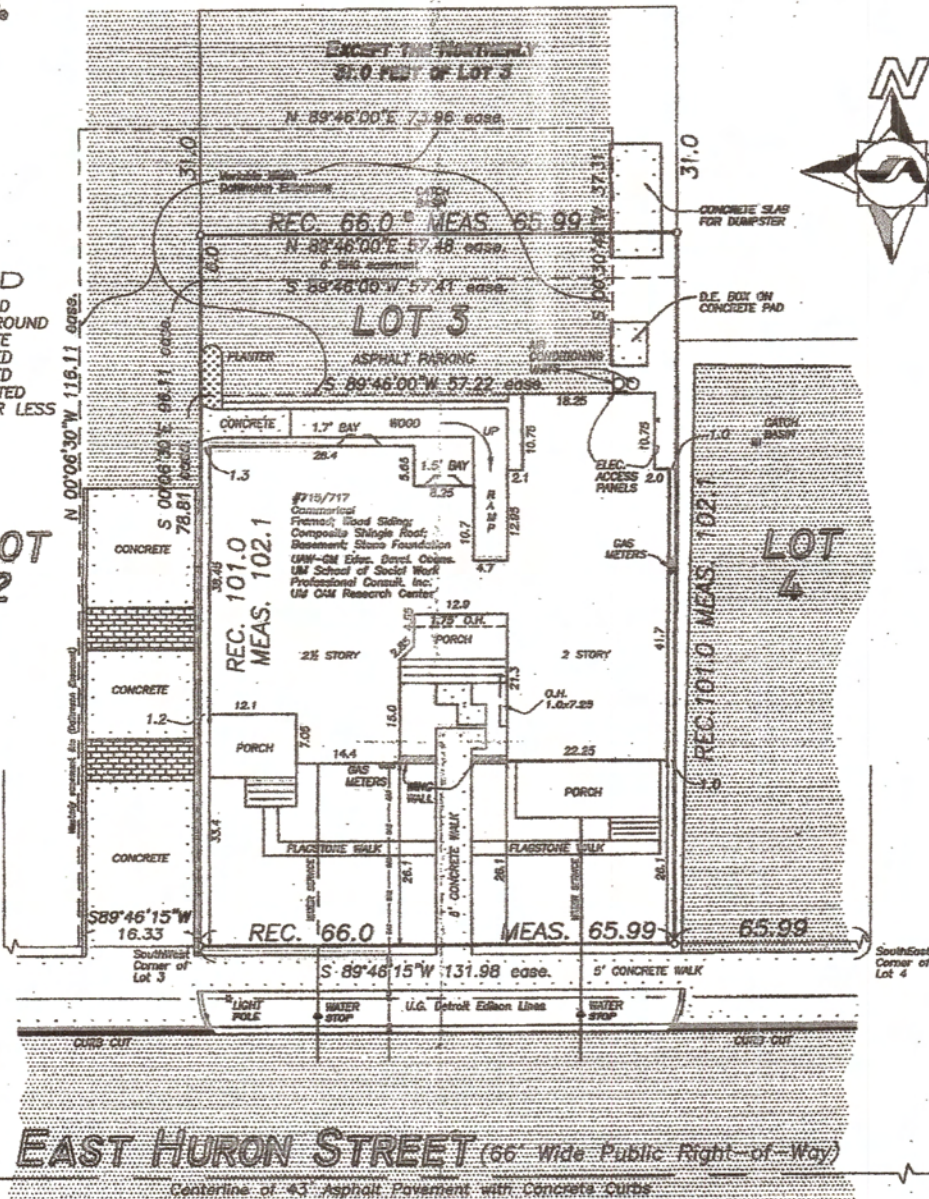
XTRA

LEGEND

- O.H. - OVERHEAD
- U.G. - UNDERGROUND
- CONC. - CONCRETE
- REC. - RECORDED
- MEAS. - MEASURED
- CALC. - CALCULATED
- ± - MORE OR LESS

NORTH STATE STREET

LOT 2



THAYER STREET

EAST HURON STREET (66' Wide Public Right-of-Way)

Centerline of 43' Asphalt Pavement with Concrete Curbs

LEGAL DESCRIPTION

LOT 3, BLOCK 1 NORTH, RANGE 10 EAST, EASTERN ADDITION, AS RECORDED IN LIBER P OF PLATS, PAGES 4 & 5, WASHTENAW COUNTY RECORDS, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, EXCEPTING THE NORTH 31.00 FEET OF SAID LOT 3, TOGETHER WITH AND SUBJECT TO A VIABLE WIDTH EASEMENT FOR EGRESS, EGRESS, AND PARKING, FURTHER DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 NORTH, RANGE 10 EAST, EASTERN ADDITION, AS RECORDED IN LIBER P OF PLATS, PAGES 4 & 5, WASHTENAW COUNTY RECORDS, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°46'15" WEST 131.98 FEET ALONG THE SOUTH LINE OF SAID LOT 4 AND LOT 3 TO THE SOUTHWEST CORNER OF LOT 2 OF SAID EASTERN ADDITION FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89°46'15" WEST 16.33 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 00°06'30" WEST 116.11 FEET PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE NORTH 89°46'15" EAST 73.96 FEET; THENCE SOUTH 00°06'30" WEST 37.31 FEET; THENCE SOUTH 89°46'15" WEST 57.22 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00°06'30" EAST 78.81 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE PLACE OF BEGINNING. ALSO BEING SUBJECT TO A 6 FOOT WIDE EASEMENT FOR EGRESS, EGRESS, AND PARKING, FURTHER DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 NORTH, RANGE 10 EAST, EASTERN ADDITION AS RECORDED IN LIBER P OF PLATS, PAGES 4 & 5, WASHTENAW COUNTY RECORDS, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°46'15" WEST 131.98 FEET ALONG THE SOUTH LINE OF SAID LOT 4 AND LOT 3 TO THE SOUTHWEST CORNER OF LOT 3 OF SAID EASTERN ADDITION; THENCE NORTH 00°06'30" WEST 98.11 FEET ALONG THE WEST LINE OF SAID LOT 3 FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00°06'30" WEST 6.00 FEET ALONG SAID WEST LINE; THENCE NORTH 89°46'15" EAST 57.41 FEET ALONG THE SOUTH LINE OF THE NORTH 31.00 FEET OF SAID LOT 3; THENCE SOUTH 00°06'30" WEST 6.00 FEET; THENCE SOUTH 89°46'15" WEST 57.41 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

We hereby certify that the building or buildings shown are located entirely on said described property and do not encroach on adjoining lands nor do adjacent buildings encroach on said described property except as shown. This is for mortgage purposes only and no property corners have been set by us. Distances shown are not to be used for building of structures or fences.



COMMERCIAL MORTGAGE REPORT

LOT 3, BLOCK 1 NORTH, RANGE 10 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, LIBER P, PAGES 4 & 5

CERTIFY TO: First Federal of Michigan, JDS Champion Family Limited Partnership & American Title Company of Washtenaw

JEWABSON & ASSOCIATES, P.C.

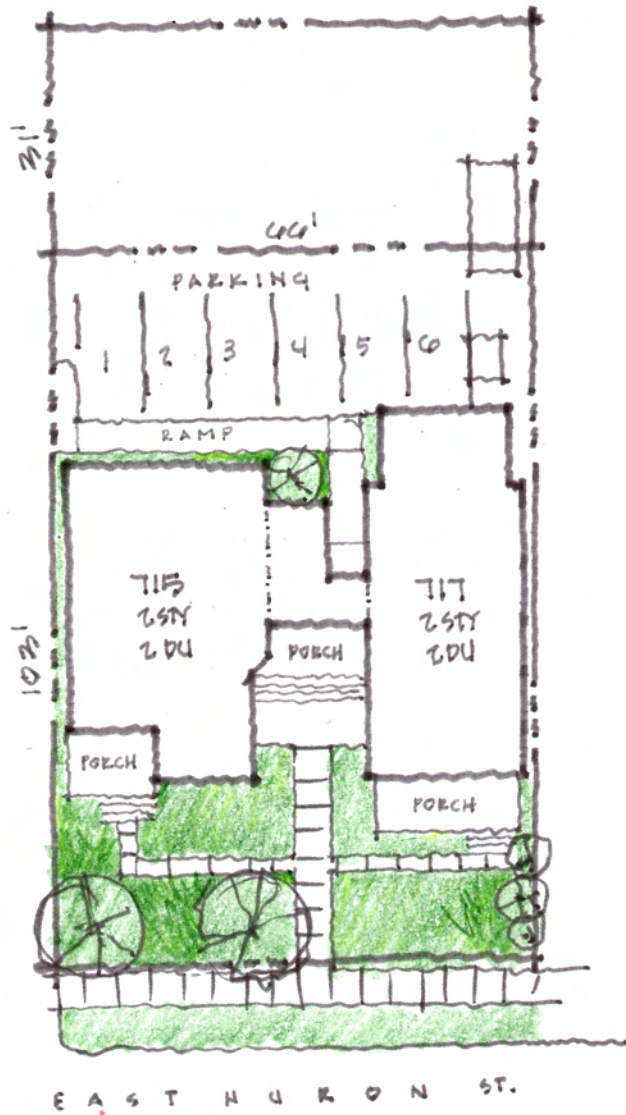
Professional Land Surveyors

1220 Oakwood, Farmington, MI 48170

(734) 435-7220 (734) 435-7221 fax

by *[Signature]*

REVISIONS	
DATE	18 AUG 99
JOB NO.	99-08-031
SCALE	1" = 10'
DRAWN	AAD
CHECKED	DPW
SHEET	1 OF 1



SITE PLAN
715-717 EAST HURON