

September 27, 2019


Brett Lenart, Planning Manager
City of Ann Arbor
301 E. Huron St.
Ann Arbor, MI 48104
blenart@a2gov.org

Re: Rezoning of project located at 2111 Packard Street, Ann Arbor

Dear Brett,

We would like to discuss the rezoning of our project located at 2111 Packard Street in Ann Arbor at the next Planning Commission meeting on October 8, 2019. The project seeks to rezone the portion of the parcel that is currently zoned P to C3, making the entire parcel C3.

This new mixed-use project will adhere to C3 zoning requirements with exception to the number of stories. Instead of the 4-stories allowed under C3 zoning the building will be limited to 3 stories in height with 72 residential apartments (a mix of studios, 1 bedrooms and 2 bedrooms), 3,720 SF of Retail and 84 Parking Spaces.



John Myefski
President + Principal

Attachments:
Concept plans dated 09.25.2019

CC:
Mia Gale, Administrative Assistant at Planning Commission. City of Ann Arbor
Alexis DiLeo, City Planner, City of Ann Arbor
Ryan Tobias, Partner, Triad Real Estate Partners
Josh Dawson, Senior Project Manager, Myefski Architects

2111 Packard St. - Development Summary										
Floor	Retail	Residential	Lobby / Amenity	Circulation	Vertical Conveyance*	Mechanical/ Storage	Parking Structure	Parking / Bike Storage*	Gross Area	Usable Floor Area
							(above grade)	(below grade)		
Level 1	3,720	16,432	2,682	1,562	693	1,018		378	26,485	25,414
Level 2		22,202		2,412	693	616			25,923	25,230
Level 3		22,202		2,412	693	616			25,923	25,230
Gross Area	3,720	60,836	2,682	6,386	2,079	2,250	0	378	78,331	75,874

Parking Calculations				
Vehicle		Bicycle		
Retail	1 / 310 s.f.	12	1 / 3,000 s.f.	2
Residential	1 / unit	72	1 / 5 units	14
Total Parking Required		84	16	
Total Parking Provided		84	42	

1.00 spaces / residential unit

Site FAR (2.0 Max)	
Site Area	74,313
Gross FAR Area	75,874
FAR	1.02
*Excluded from FAR	

Unit Matrix				
Floor	Studio	1BR/1BA	2BR/2BA	Total
	475	650	950	
Level 1	3	3	12	18
Level 2	5	8	14	27
Level 3	5	8	14	27
Total Units	13	19	40	72
Unit Mix	18.1%	26.4%	55.6%	100.0%
Total Beds and Baths				
Total Beds	13	19	80	112
Total Bathroom	13	19	80	112



2111 PACKARD ST.
ANN ARBOR, MI

DEVELOPMENT SUMMARY

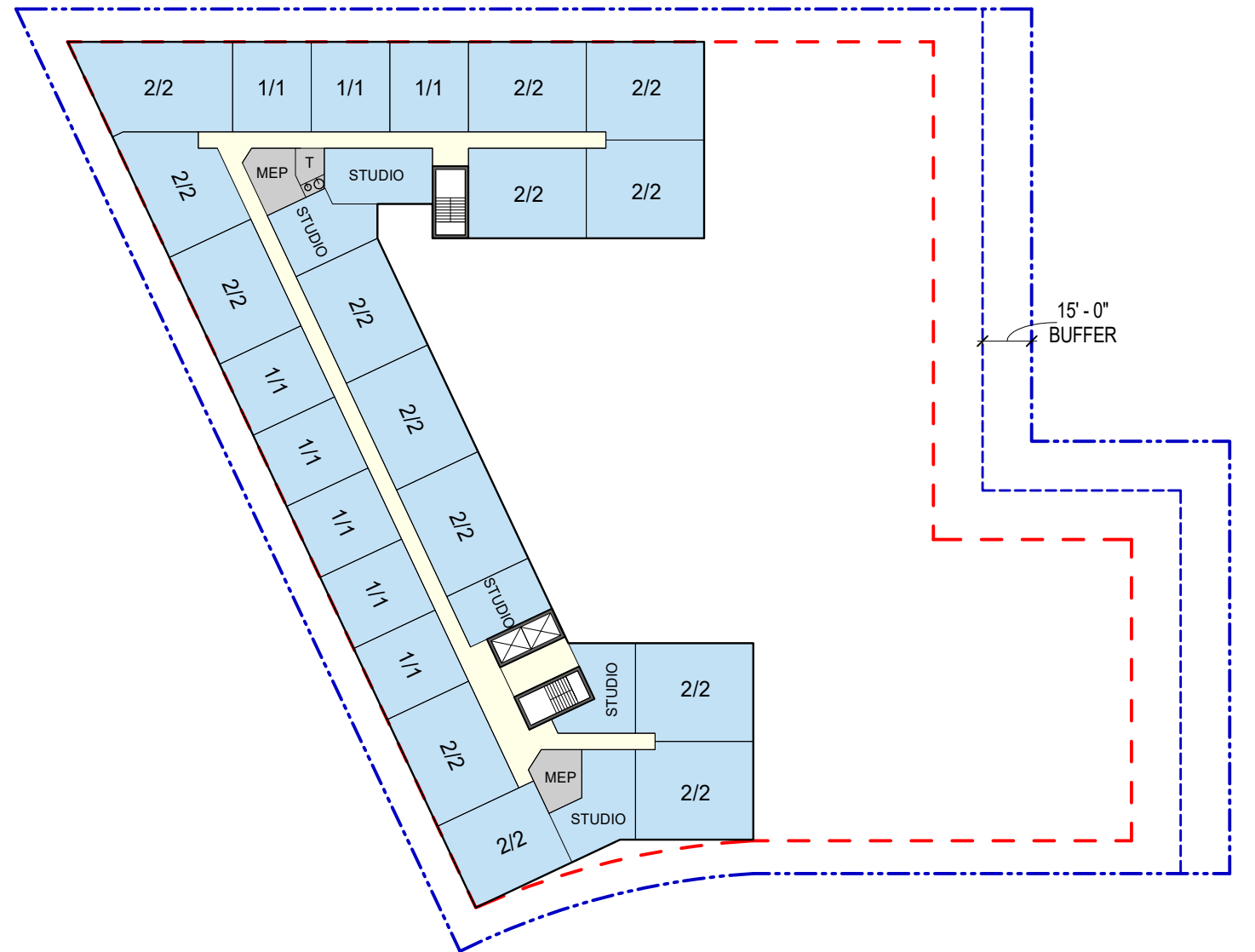
09.27.19





1ST FLOOR PLAN

SCALE: 1" = 50'-0"



2ND & 3RD FLOOR PLAN

SCALE: 1" = 50'-0"



2111 PACKARD ST.
ANN ARBOR, MI

