



M E M O R A N D U M

To: City Planning Commission
FROM: Alexis DiLeo, City Planner
DATE: September 12, 2023
SUBJECT: PUD Pre-Petition Conference
228 Packard PUD Zoning District and Site Plan

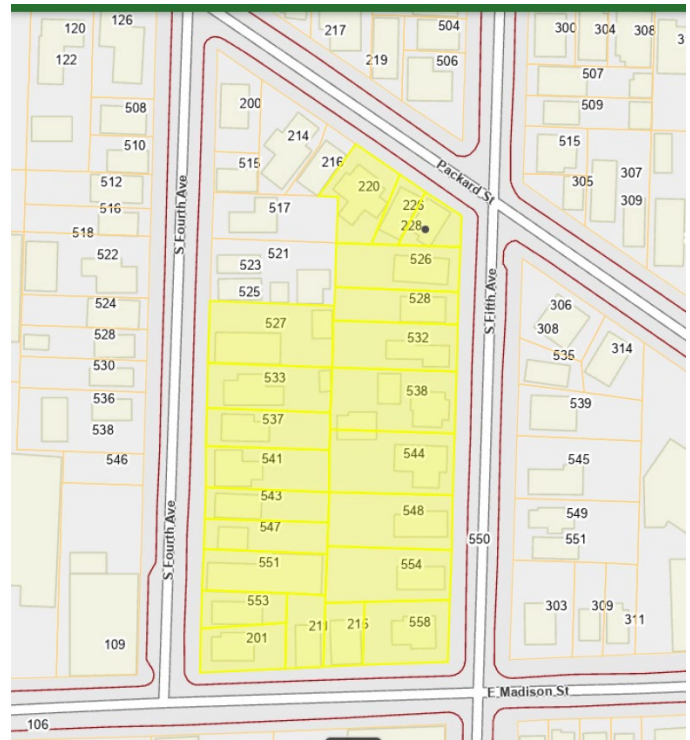
A pre-petition conference is a required step to applying and receiving approval for a new PUD Zoning District or an amendment to existing PUD Supplemental Regulations. This PUD conference discusses the request to rezone a 22-parcel, 2.7-acre site from R4C (Multiple-Family Dwelling) and M1 (Limited Industrial) to PUD (Planned Unit Development), located on the block bounded by Packard Street on the north, South Fifth Avenue on the east, East Madison Street on the south, and South Fourth Avenue on the west.

Background

The applicant team has assembled 22 of the 28 lots in the block bounded by Packard Street on the north, South Fifth Avenue on the east, East Madison Street on the south, and South Fourth Avenue on the west. Addresses and some basic information about each lot is provided at the end of this memo. Every lot currently contains a residential building of some sort.

The applicant, Subtext Acquisitions, LLC, would like to redevelop the site with a single apartment building ranging from 7 to 12 stories and containing approximately 450 dwellings and incorporating a 450-space parking garage.

Regarding the objective, purpose and beneficial effect for the City that will be achieved by the proposed PUD, the applicant states "the proposed zoning district will allow for much needed modern housing that will help further address the City's housing crisis and sustainability goals."



On why this beneficial effect cannot be achieved under any other zoning designation, the applicant states "the subject site is currently zoned R4C and abuts R4C, subjecting it to height and setback restrictions for other rezone paths such as R4E. TC1 does not allow for the density required for a feasible project at acceptable rental rates. D1 would prevent the highest and best

*use of the site given the site context and abutting zoning districts, but will still be used as a benchmark for all major development features.”*

Explaining how the proposed PUD is consistent with the Comprehensive Plan recommendations for the site, the applicant states *“despite the Comp Plan being 14 years old, this site abuts D2 zoning on two frontages. Additionally, the site lies directly in the path of dense development patterns and the University of Michigan’s near term high density residential and institutional developments.”*

The applicant has provided a conceptual plan to illustrate the proposed development program as well as a summary of community benefits and a comparison of the proposed PUD uses and development standards to several traditional zoning districts (attached).

It is staff’s initial impression that - while fully supporting the goals and needs for more housing in the city and particularly walkable and transit-served areas – new development outside of the downtown core should not be more dense than within the core. The D1 district currently allows up to 400% FAR normally, and up to 900% when affordable housing units and/or green building amenities are provided. Any proposed development in this neighborhood should have an FAR no greater than 400 to 500%, or about 480,000 to 600,000 square feet of floor area on this site. The proposed development is reported to have 636% FAR.

Additionally, staff note that the Downtown chapter of the Comprehensive Plan calls for new development on the slopes of the Allen Creek valley to concentrate its height and mass at the top of the plateau and step down its massing to follow the slope (as opposed to filling in the valley even with the elevation of downtown). However, the proposed 228 Packard concept plan does the opposite by placing its greatest height and mass at the bottom of the slope. This does have the advantage of better matching the existing character at the top of the hill on Packard and the assumed future character at the bottom of the hill on Madison.

### **PUD Process**

As provided in Section 5.29.11 of the Unified Development Code, the PUD process involves five steps: citizen participation, a pre-application conference with staff, a pre-petition conference with Planning Commission, PUD zoning district review and PUD site plan review. Staff began working with the applicant several months ago and continue to guide them through the application preparation, submittal, review, and approval process.

At pre-petition conferences with the Planning Commission, applicants present the proposed conceptual plan and development program. The Planning Commission may offer “their comments regarding the appropriateness of the proposed land uses, the proposal’s conformance with adopted master plan and policies, and the beneficial effects to be achieved.”

Attachments: 228 Packard PUD Final Concept Plan  
Pre-Petition Conference Request Application

**228 Packard PUD Basic Site Information**

	<b>Address</b>	<b>Lot Area</b>	<b>Zoning District</b>	<b>Year Built</b>	<b>Notes</b>
1	220 Packard	5128 SF	R4C	1901	Nonconforming (lot area)
2	226 Packard	2113 SF	R4C	1901	Nonconforming (lot area)
3	228 Packard	2576 SF	R4C	1908	Nonconforming (lot area)
4	526 S Fifth	6212 SF	R4C	1901	Nonconforming (lot area)
5	528 S Fifth	4692 SF	R4C	1901	Nonconforming (lot area)
6	532 S Fifth	6538 SF	R4C	1901	Nonconforming (lot area)
7	538 S Fifth	8718 SF	R4C	1860	
8	544 S Fifth	8716 SF	R4C	1901	
9	548 S Fifth	7660 SF	R4C	1901	Nonconforming (lot area)
10	554 S Fifth	7395 SF	R4C	1901	Nonconforming (lot area)
11	558 S Fifth	6045 SF	R4C	1901	Nonconforming (lot area)
12	215 E Madison	2858 SF	R4C	1901	Nonconforming (lot area)
13	211 E Madison	3126 SF	M1	1901	Nonconforming (lot area and use)
14	201 E Madison	4345 SF	M1	1901	Nonconforming (lot area and use)
15	527 S Fourth	8706 SF	R4C	1966	
16	533 S Fourth	6327 SF	R4C	1901	Nonconforming (lot area)
17	537 S Fourth	5267 SF	R4C	1901	Nonconforming (lot area)
18	541 S Fourth	5789 SF	R4C	1901	Nonconforming (lot area)
19	543 S Fourth	4341 SF	R4C	1901	Nonconforming (lot area)
20	547 S Fourth	4326 SF	R4C	1901	Nonconforming (lot area)
21	551 S Fourth	5787 SF	M1	1950	Nonconforming (lot area and use)
22	553 S Fourth	3238 SF	M1	1901	Nonconforming (lot area and use)
		119,903 SF			

*Year Built Note: Unless specifically and individually updated, "1901" is the default Year Built entry for all buildings constructed in or before 1901. The actual Year Built could be anytime between 1830 and 1901.*