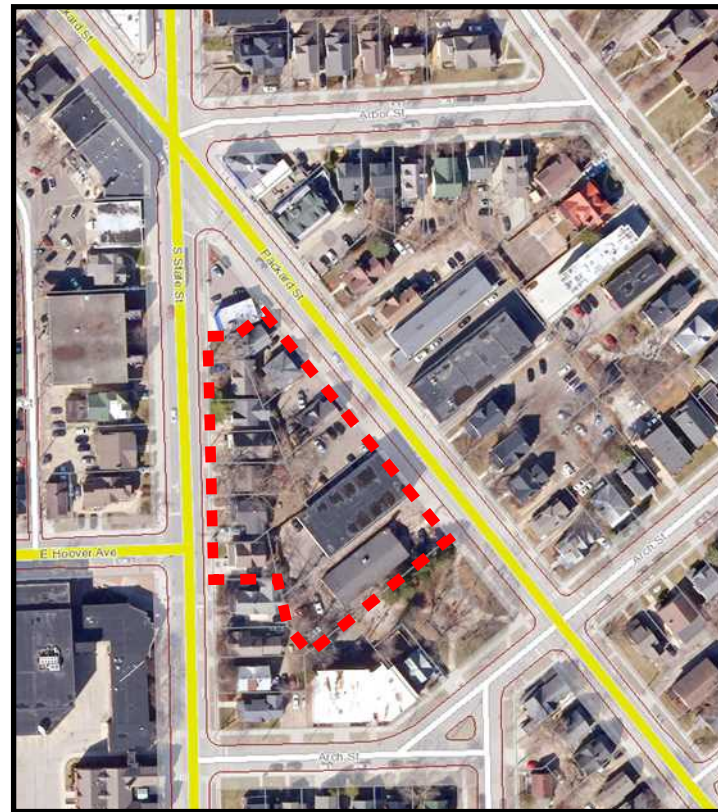


ZONING MAP



CONTEXT - AERIAL VIEW

5.12.5 C1A/R CAMPUS BUSINESS RESIDENTIAL DISTRICT

A. PURPOSE STATEMENT

THIS DISTRICT IS INTENDED TO ENCOURAGE THE ORDERLY CLUSTERING AND PLACEMENT OF HIGH DENSITY RESIDENTIAL AND COMPLEMENTARY COMMERCIAL DEVELOPMENT NEAR THE CAMPUS BUSINESS DISTRICT.

B. SPECIAL STANDARDS

ALL COMMERCIAL USES EXCEPT OFFICE USES SHALL NOT BE PERMITTED ABOVE THE THIRD STORY.

SITE DATA

SITE AREA

55,507 SF (1.27 ACRES)

FLOOR AREA RATIO (FAR)

MAXIMUM FAR : 300% OR 166,521 SF
PROPOSED FAR : 645% OR 357,534 SF (DELTA 191,1013 SF ABOVE MAX)

PARKING

PARKING SPACES REQUIRED: 0
PARKING SPACES PROVIDED: 65
SURFACE : 9 SPACES
U.G. GARAGE: 56 SPACES

EV PARKING

EV-I: 10% (6) SPACES
EV-R: 25% (14) SPACES
EV-C: 65% (36) SPACES

BICYCLE

BICYCLE PARKING SPACES REQUIRED: 1/5 DWELLING UNITS (360/5=72)
PARKING SPACES PROVIDED:
CLASS A : 48 SPACES (GARAGE)
CLASS B : 75 SPACES (COVERED)
CLASS C : 20 SPACES (FIXED)

Article IV: Development Standards
5.17 Area, Height and Placement Regulations 5.17.4 Mixed Use Zoning Districts

B. Dimensional Standards*
Dimensional standards for mixed use zoning districts are provided in Table 5.17-4.

TABLE 5.17-4: MIXED USE ZONING DISTRICT DIMENSIONS

Note: The standards in this table may be superseded by the standards in Section 5.16 or Section 5.19

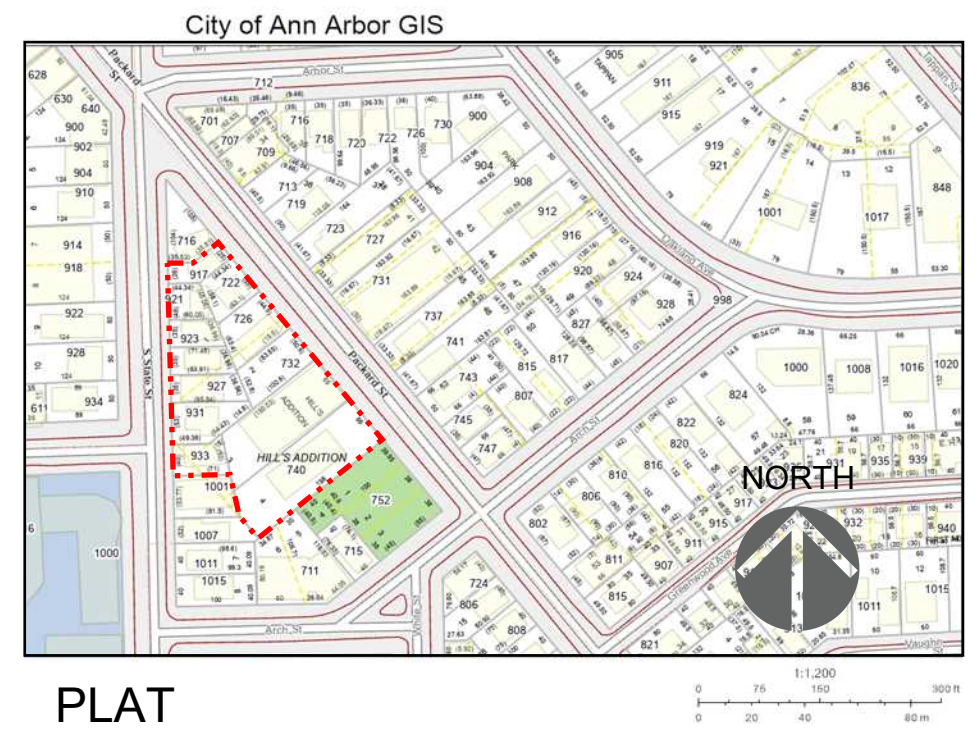
DISTRICT	FLOOR AREA AND FAR		OPEN SPACE AND BUILDING COVERAGE % LOT AREA	REQUIRED SETBACKS			HEIGHT FEET AND STORIES	LOT DIMENSIONS	
	FLOOR AREA	FAR		FRONT	SIDE	REAR		AREA	WIDTH
O	None	Max: 75%	None	Min: 15 ft. Max: 40 ft. (A)	Min: 30 ft. (C) when abutting R district, otherwise 0 ft.	None	Max: 55 ft. and 4 Stories when within 300 ft. of abutting R zone, otherwise none.	Min: 6,000 sq. ft.	Min: 60 ft.
C1	Max: 5,000 sq. ft. per non-residential use	Max: 100%	None	Min: 10 ft. Max: 25 ft. (A)	Min: 30 ft. (C) when abutting R district, otherwise 0 ft.	None	Max: 35 ft. and 3 Stories	Min: 3,000 sq. ft.	Min: 30 ft.
C1B	None	Max: 150%	None	Min: 10 ft. Max: 25 ft. (A)	Min: 30 ft. when abutting R district, otherwise 0 ft.	None	Max: 50 ft. and 4 Stories	Min: 5,000 sq. ft.	Min: 30 ft.
C1A	None	Max: 200%	None	None	Min: Equal to minimum of abutting R district	None	None	None	None
C1A/R	None	Max: 300%	None	None	Min: Equal to minimum of abutting R district	None	None	None	None
C2B	None	Max: 200%	None	Min: 10 ft. Max: 25 ft. (A)	Min: 30 ft. (C) when abutting R district, otherwise 0 ft.	None	Max: 55 ft. and 4 Stories	Min: 4,000 sq. ft.	Min: 40 ft.
C3	None	Max: 200%	None	Min: 10 ft. Max: 25 ft. (A)	Min: 30 ft. (C) when abutting R district, otherwise 0 ft.	None	Max: 55 ft. and 4 Stories	Min: 6,000 sq. ft.	Min: 60 ft.

* Ordinance No. ORD-21-19, effective July 25, 2021.

With Amendments Through: January 30, 2022

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ZONING DISTRICT DIMENSIONS

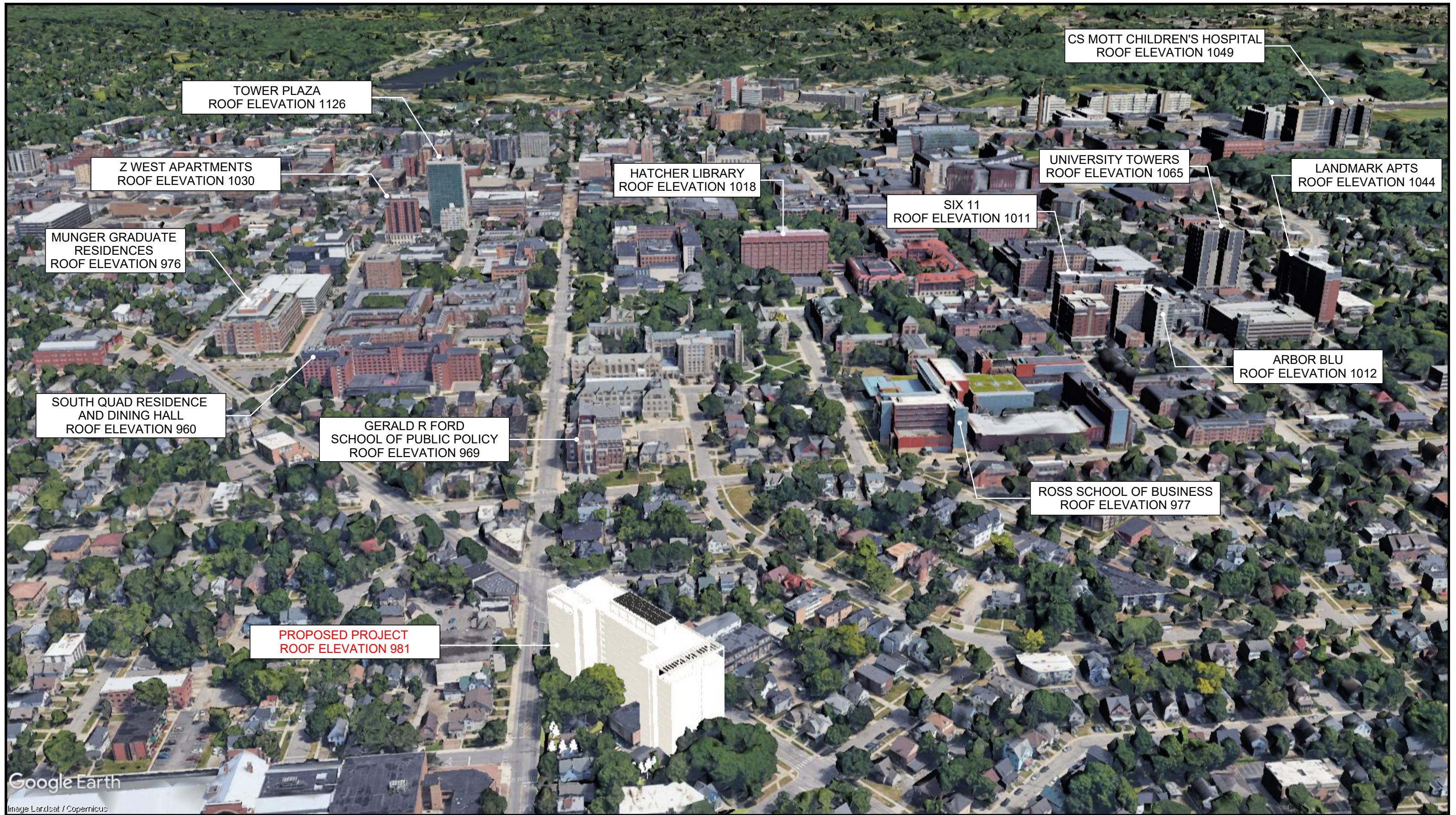


PLAT

SITE INFORMATION

PROPOSED HOUSING DEVELOPMENT | PACKARD & S. STATE STREETS | ANN ARBOR MI

01
11 | 01 | 2022



CONTEXT

PROPOSED HOUSING DEVELOPMENT | PACKARD & S. STATE STREETS | ANN ARBOR MI

NOTE: ROOF ELEVATIONS SHOWN ARE APPROXIMATE AND ARE EXTRACTED FROM DATA PROVIDED ON GOOGLE EARTH

02

11 | 01 | 2022



VIEW FROM PACKARD STREET LOOKING WEST



VIEW FROM ARCH STREET LOOKING NORTHWEST



VIEW FROM PACKARD STREET LOOKING WEST



VIEW FROM ARCH STREET LOOKING NORTH ALONG PACKARD ST.



VIEW LOOKING NORTH ON STATE SOUTH STREET



VIEW OF BUILDING AT NW CORNER OF S. STATE & PACKARD STREETS



VIEW LOOKING NORTHWEST ON PACKARD STREET



VIEW LOOKING NORTHEAST ON SOUTH STATE STREET



VIEW LOOKING SOUTHWEST FROM SE CORNER



VIEW FROM PACKARD STREET LOOKING WEST



VIEW FROM ARCH STREET LOOKING NORTHEAST



VIEW LOOKING SW AT INTERSECTION OF S. STATE & PACKARD STREETS

SITE CONTEXT PHOTOS

PROPOSED HOUSING DEVELOPMENT | PACKARD & S. STATE STREETS | ANN ARBOR MI

05

11 | 01 | 2022



VIEW OF BUILDINGS ON WEST SIDE OF SOUTH STATE STREET



VIEW LOOKING NORTH ON PACKARD STREET



VIEW OF APARTMENTS ALONG WEST SIDE OF PACKARD STREET



VIEW OF APARTMENTS ALONG EAST SIDE OF PACKARD ST.

SITE CONTEXT PHOTOS

PROPOSED HOUSING DEVELOPMENT | PACKARD & S. STATE STREETS | ANN ARBOR MI

06

11 | 01 | 2022



SIX 11 APRTMENTS (12 STORIES)
611 EAST UNIVERISTY AVENUE



ARBOR BLU (13 STORIES)
624 CHURCH STREET



LANDMARK APRTMENTS (14 STORIES)
1300 SOUTH UNIVERISTY AVENUE



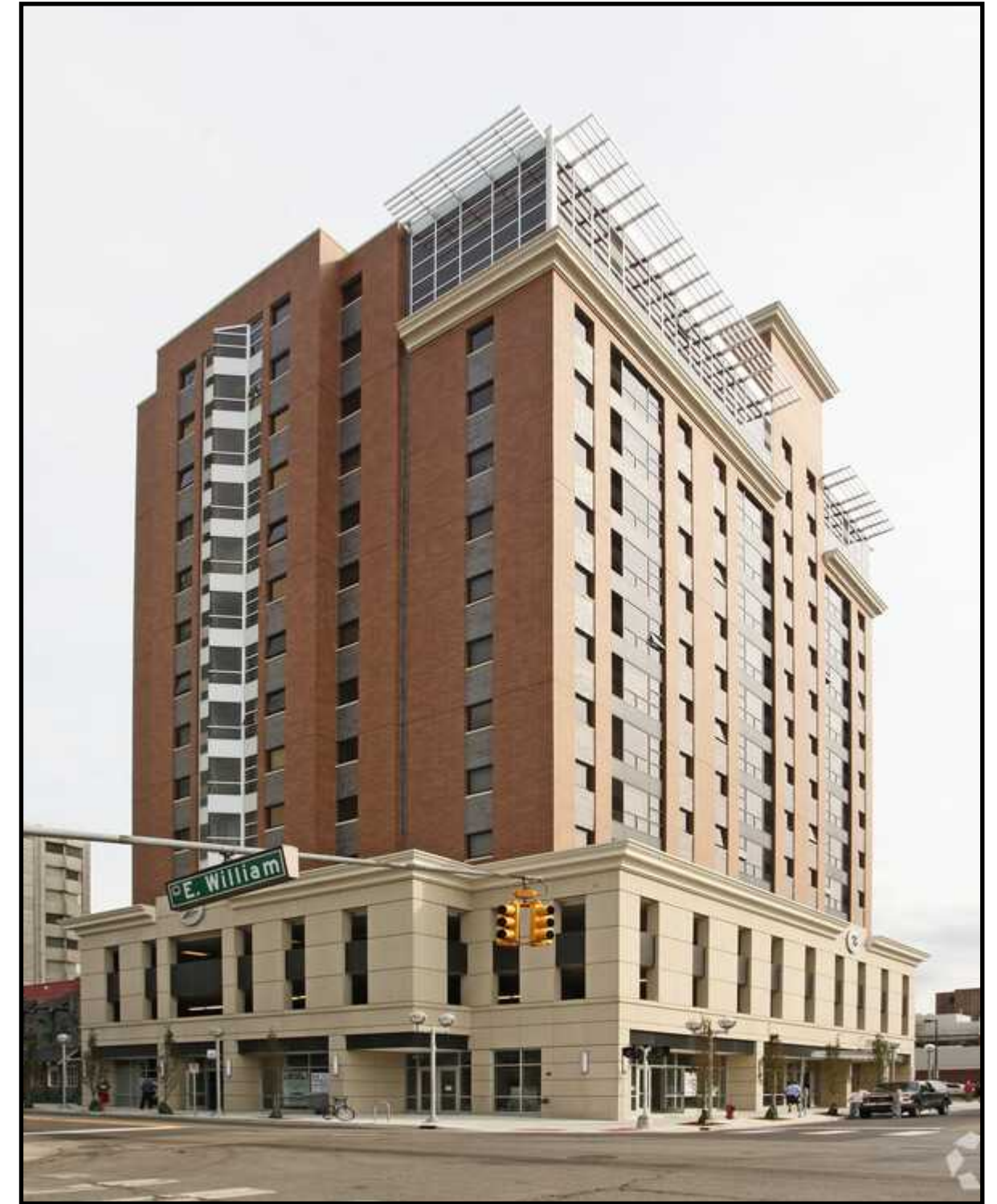
VIC SOUTH APRTMENTS (13 STORIES)
1107 SOUTH UNIVERISTY AVENUE



616 EAST WASHINGTON STREET (19 STORIES)
616 EAST WASHINGTON STREET



THE STANDARD (10 STORIES)
405 SOUTH MAIN STREET



ZARAGON WEST (15 STORIES)
401 THOMPSON STREET



PACKARD STREET

ARCH ST

SOLAR PANELS

FORSYTHE PARK

GREEN ROOF

S. STATE STREET

WHITE STREET

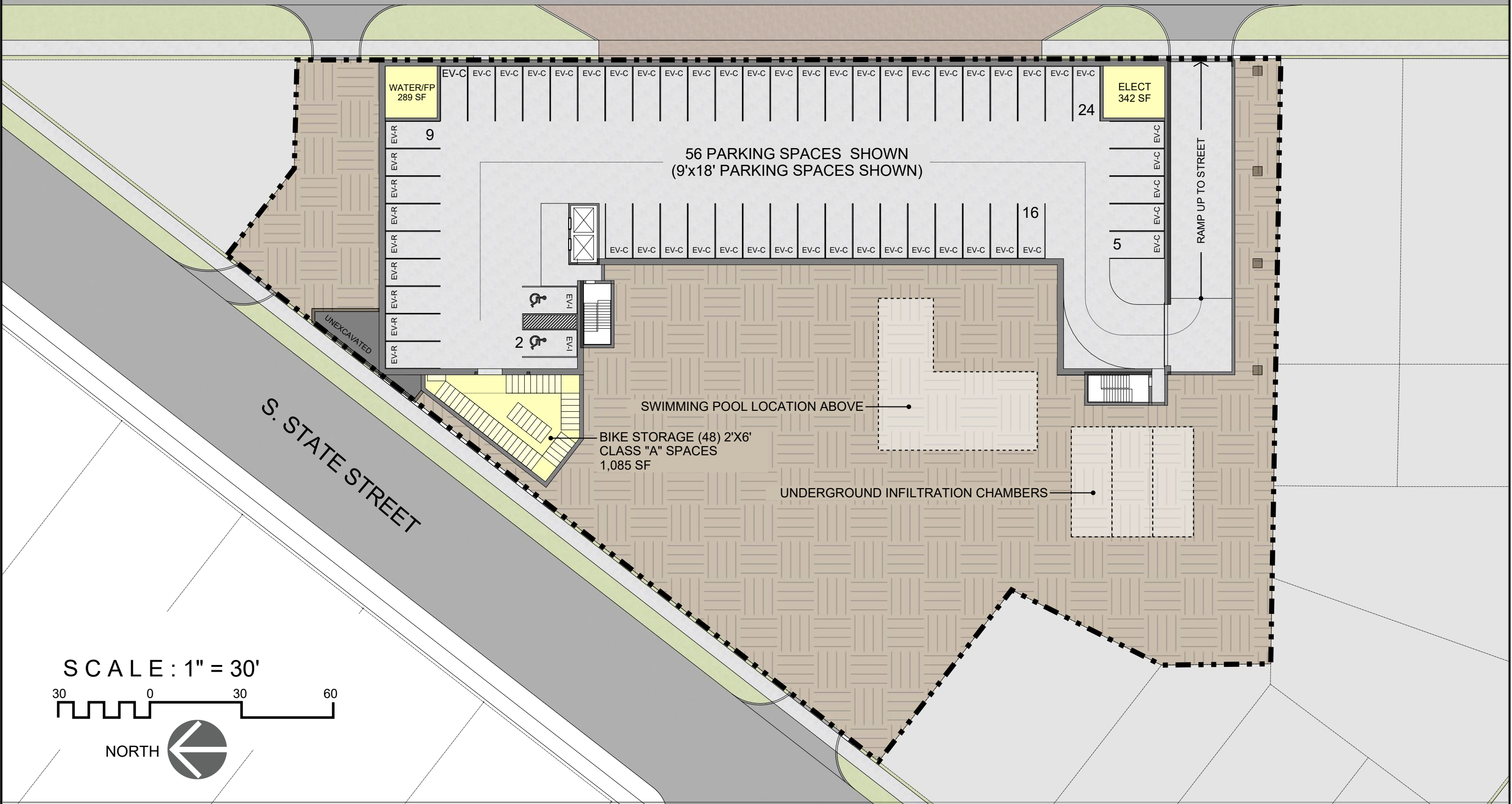
E. HOOVER STREET

ARCH STREET

SITE PLAN

PROPOSED HOUSING DEVELOPMENT | PACKARD & S. STATE STREETS | ANN ARBOR MI

PACKARD STREET



SCALE : 1" = 30'



GARAGE LEVEL FLOOR PLAN

PROPOSED HOUSING DEVELOPMENT | PACKARD & S. STATE STREETS | ANN ARBOR MI

12

11 | 01 | 2022





TYPICAL UPPER LEVEL FLOOR PLAN (LEVELS 2-14)

PROPOSED HOUSING DEVELOPMENT | PACKARD & S. STATE STREETS | ANN ARBOR MI

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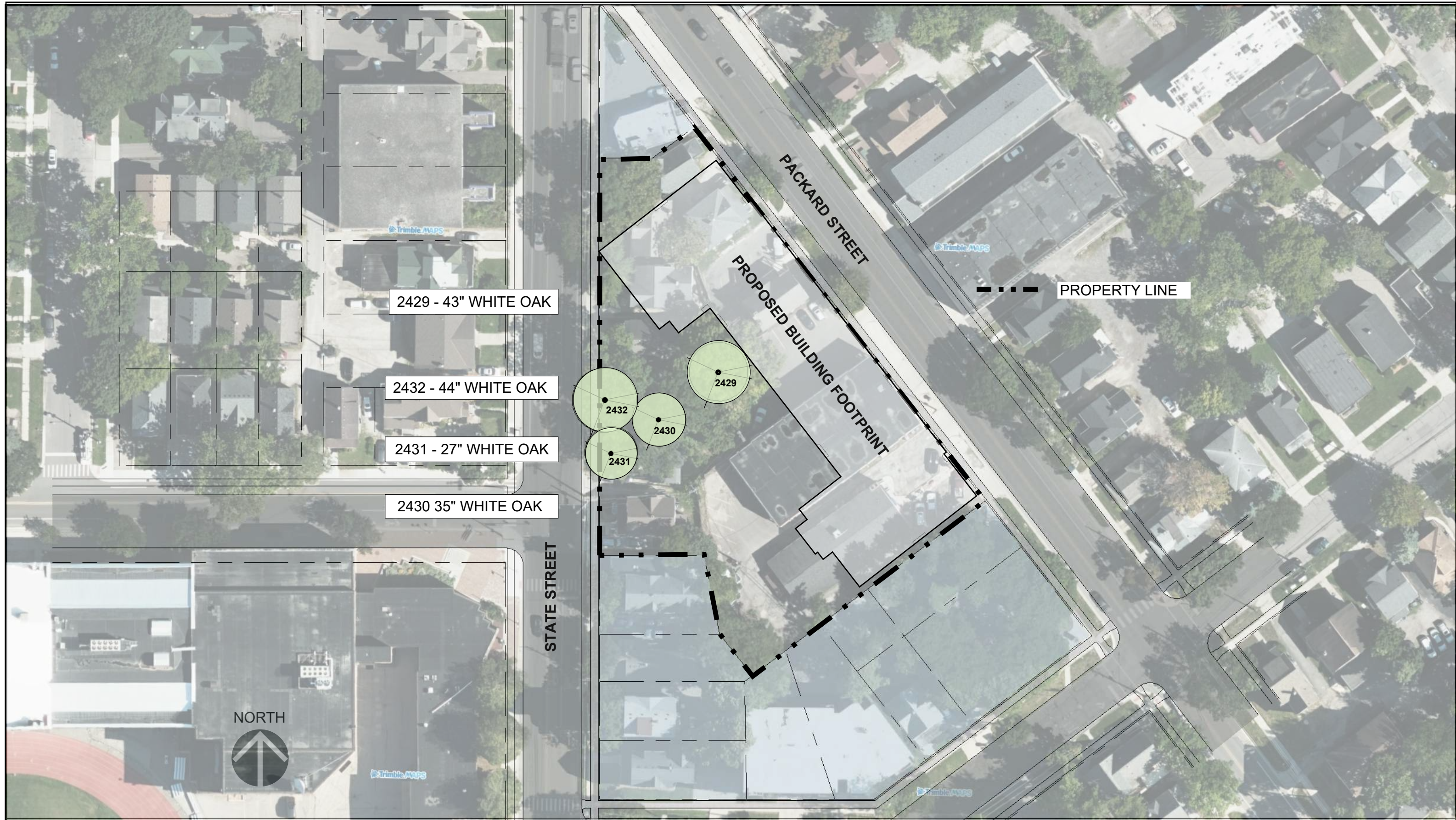
11 | 01 | 2022

	GSF	STUDIO	1-BED 1-BATH	2-BED 2-BATH	4-BED 4-BATH	PROGRAM/ COMMON	RETAIL	TOTALS	
GARAGE	21,524					1,716			
L1	21,658	3	1	1		10,489	3,453		
L2	24,399	11	11	4	2	1,285			
L3	24,399	11	11	4	2	1,285			
L4	24,399	11	11	4	2	1,285			
L5	24,399	11	11	4	2	1,285			
L6	24,399	11	11	4	2	1,285			
L7	24,399	11	11	4	2	1,285			
L8	24,399	11	11	4	2	1,285			
L9	24,399	11	11	4	2	1,285			
L10	24,399	11	11	4	2	1,285			
L11	24,399	11	11	4	2	1,285			
L12	24,399	11	11	4	2	1,285			
L13	24,399	11	11	4	2	1,285			
L14	21,564	8	10	3	2	1,285			
TOTAL GSF	357,534					28,910	3,453	357,534	TOTAL GSF
# OF UNITS		143	143	52	26			364	TOTAL # UNITS
UNIT NET SF		480	600	936	1536				
SITE NET SF		68,640	85,800	48,672	39,936			243,048	TOTAL SITE NET SF
# OF BEDS		143	143	104	104			494	TOTAL # BEDS







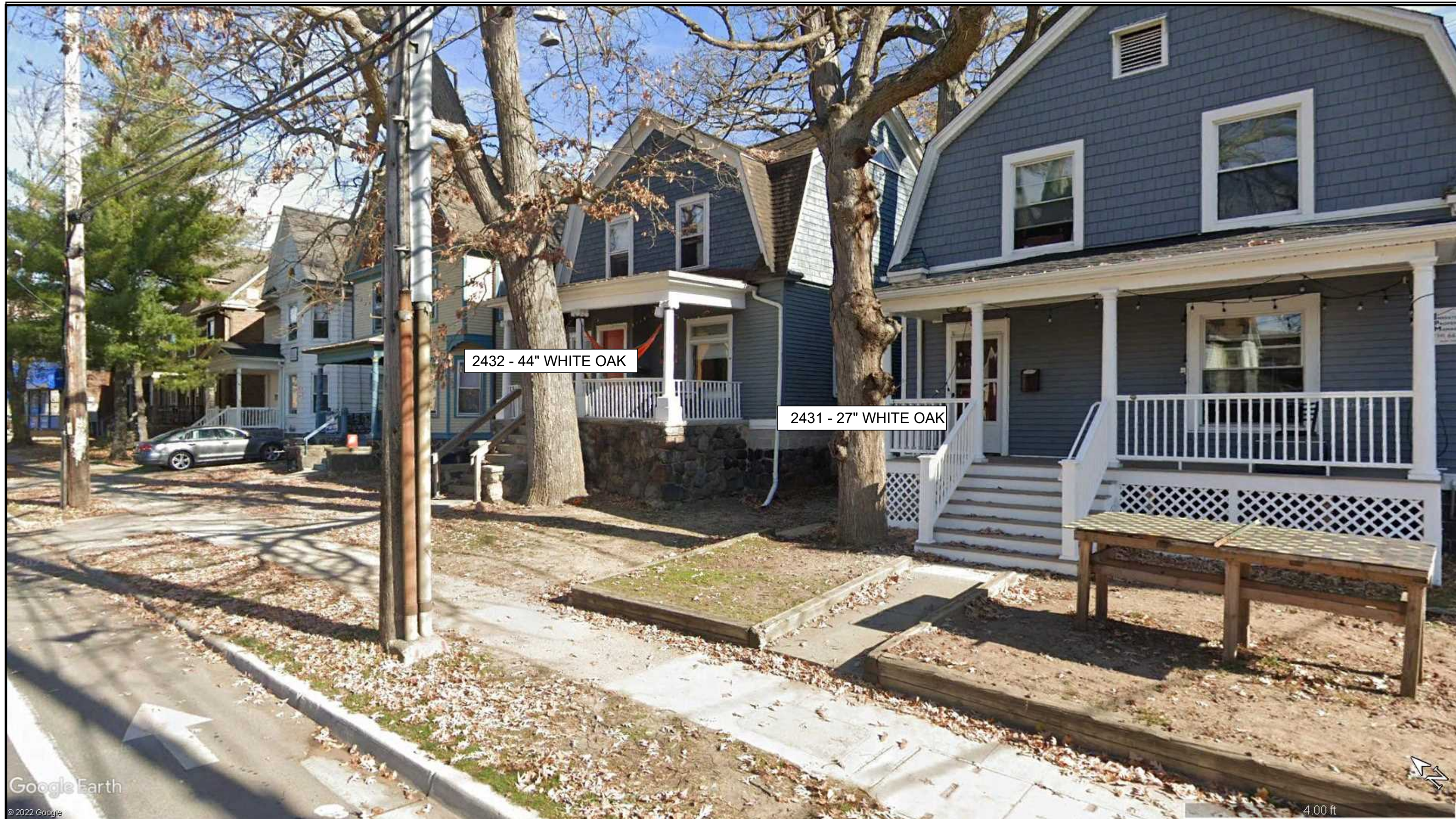


LANDMARK TREE LOCATIONS (APPROXIMATE)

PROPOSED HOUSING DEVELOPMENT | PACKARD & S. STATE STREETS | ANN ARBOR MI

18

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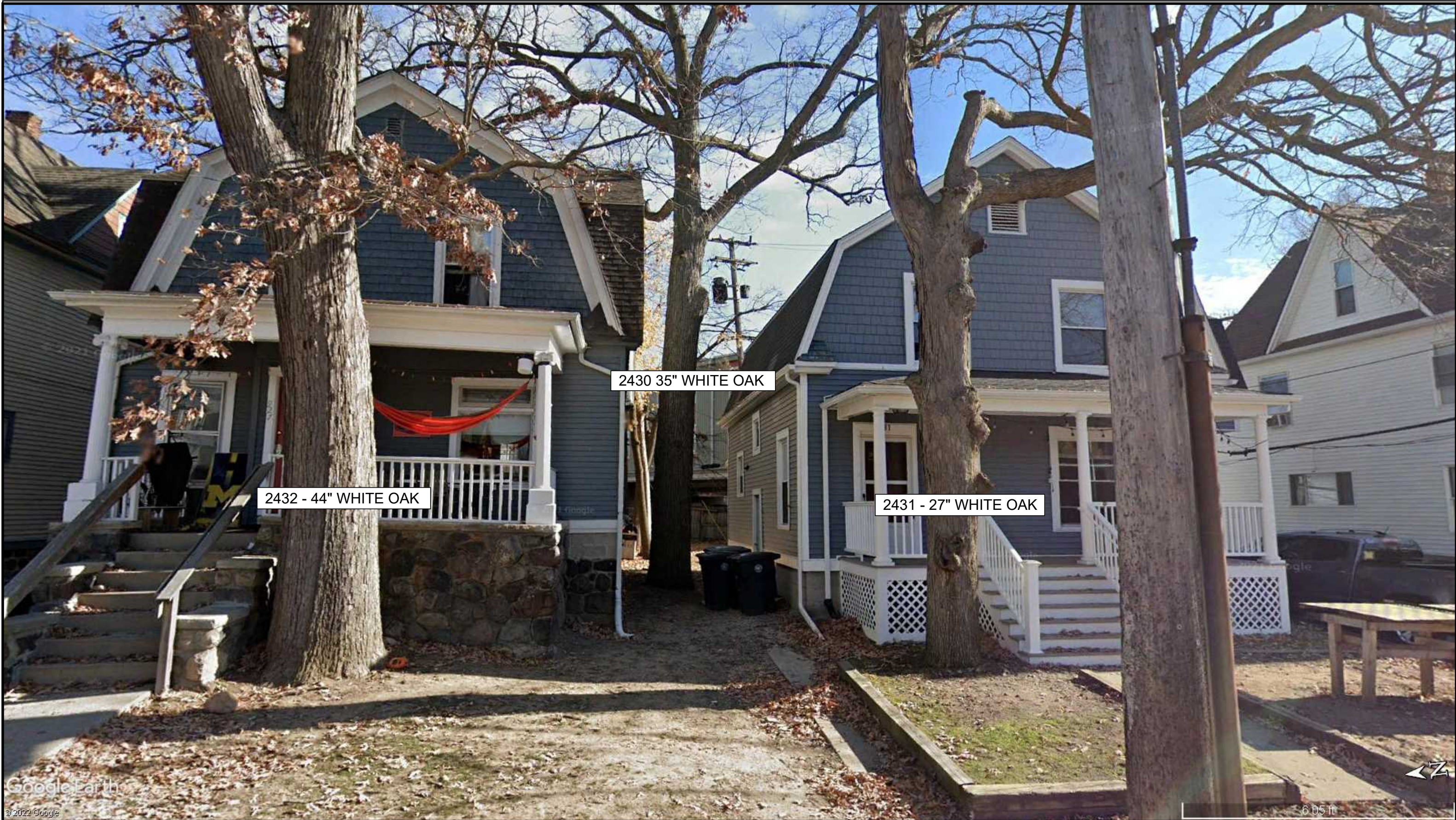


2432 - 44" WHITE OAK

2431 - 27" WHITE OAK

Google Earth
© 2022 Google

4.00 ft





Google Earth

© 2022 Google

4.13 ft