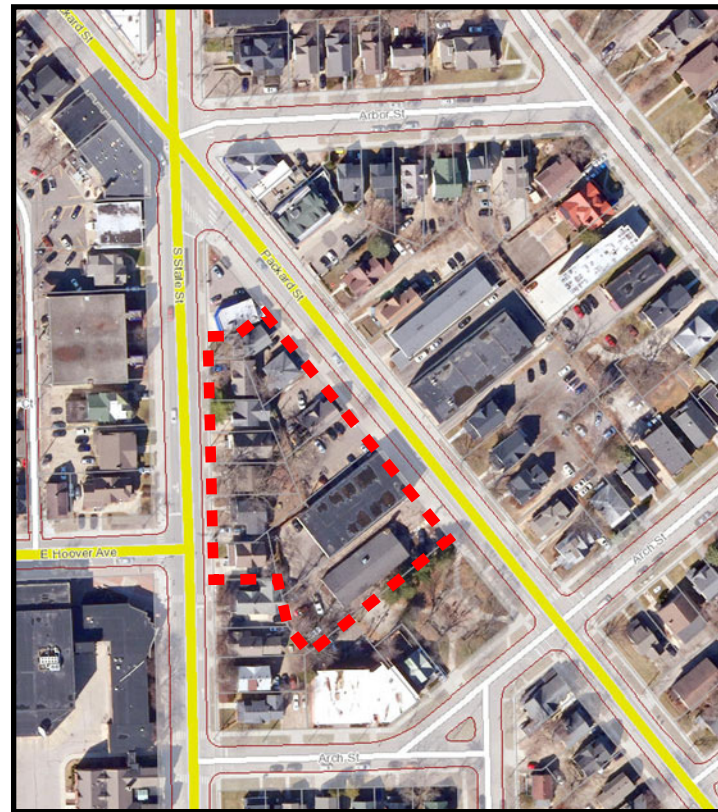


ZONING MAP



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

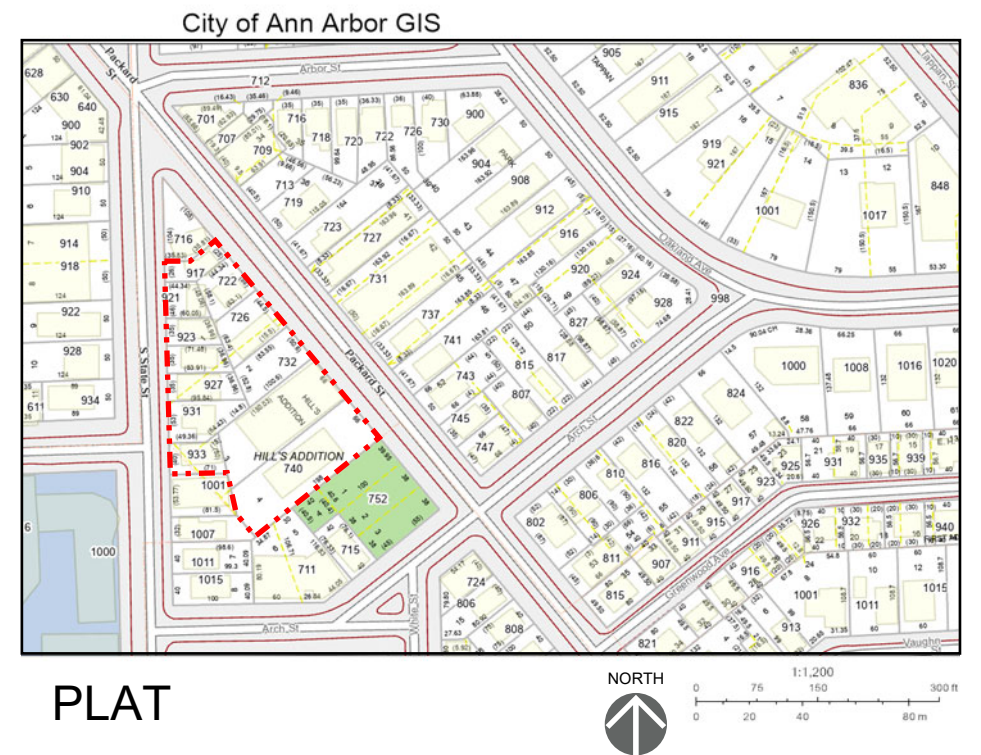
B. Dimensional Standards*
Dimensional standards for mixed use zoning districts are provided in Table 5.17-4.

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Note: The standards in this table may be superseded by the standards in Section 5.16 or Section 5.19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.		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: 8,000 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.		Max: 35 ft. and 3 Stories	Min: 2,000 sq. ft.	Min: 20 ft.
C1B	None	Max: 150%	None	Min: 10 ft. Max: 25 ft. (A)	Min: 30 ft. when abutting R district, otherwise 0 ft.		Max: 50 ft. and 4 Stories	Min: 3,000 sq. ft.	Min: 20 ft.
C1A	None	Max: 200%	None	None	Min: Equal to minimum of abutting R district		None	None	None
C1A/R	None	Max: 300%	None	None	Min: Equal to minimum of abutting R district		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.		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.		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

ZONING DISTRICT DIMENSIONS



PLAT

SITE INFORMATION

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

01
11 | 03 | 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

SITE CONTEXT PHOTOS

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

03

11 | 03 | 2022



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

04

11 | 03 | 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

05

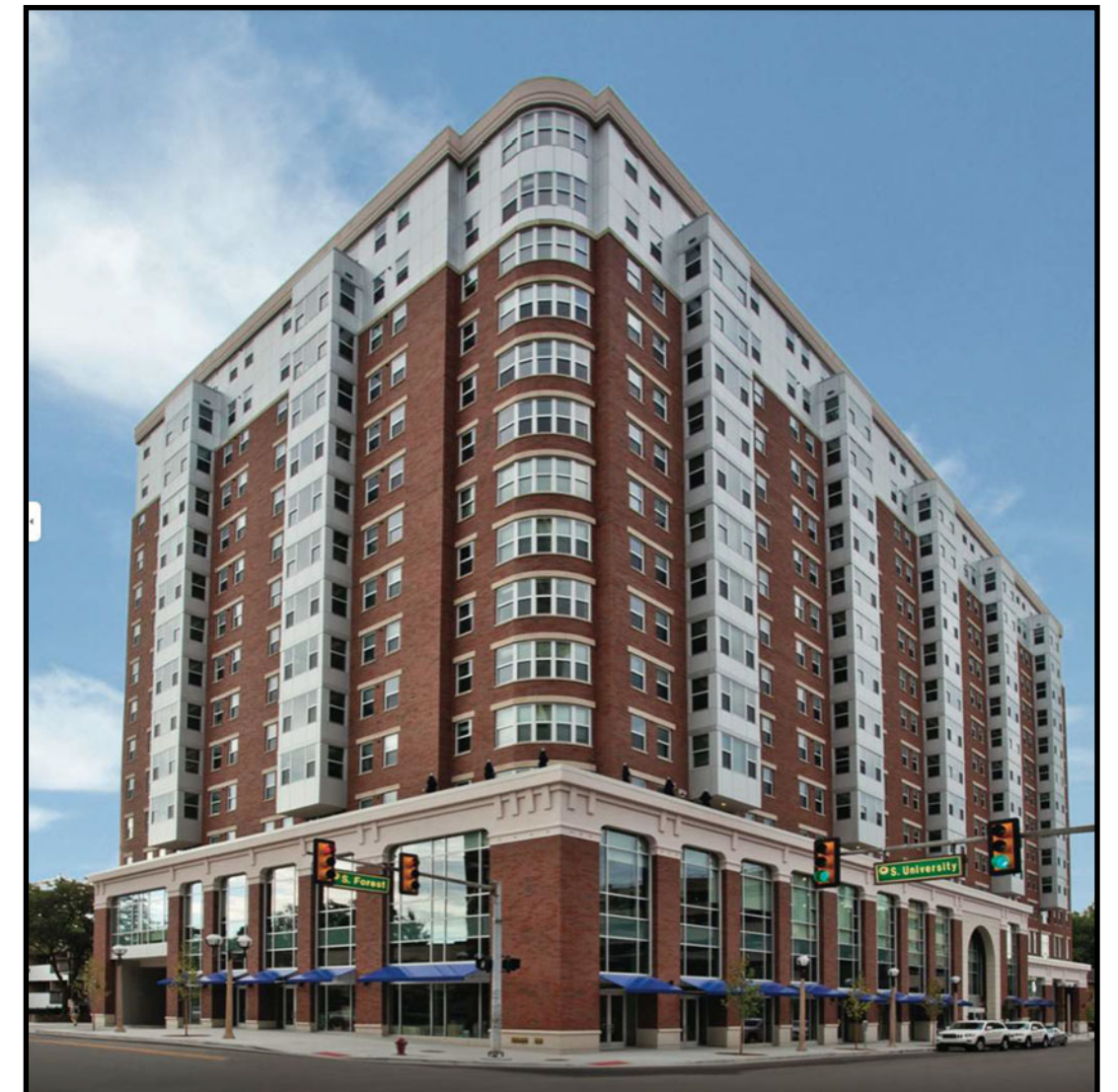
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SIX 11 APRTMENTS (12 STORIES)
611 EAST UNIVERISTY AVENUE



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

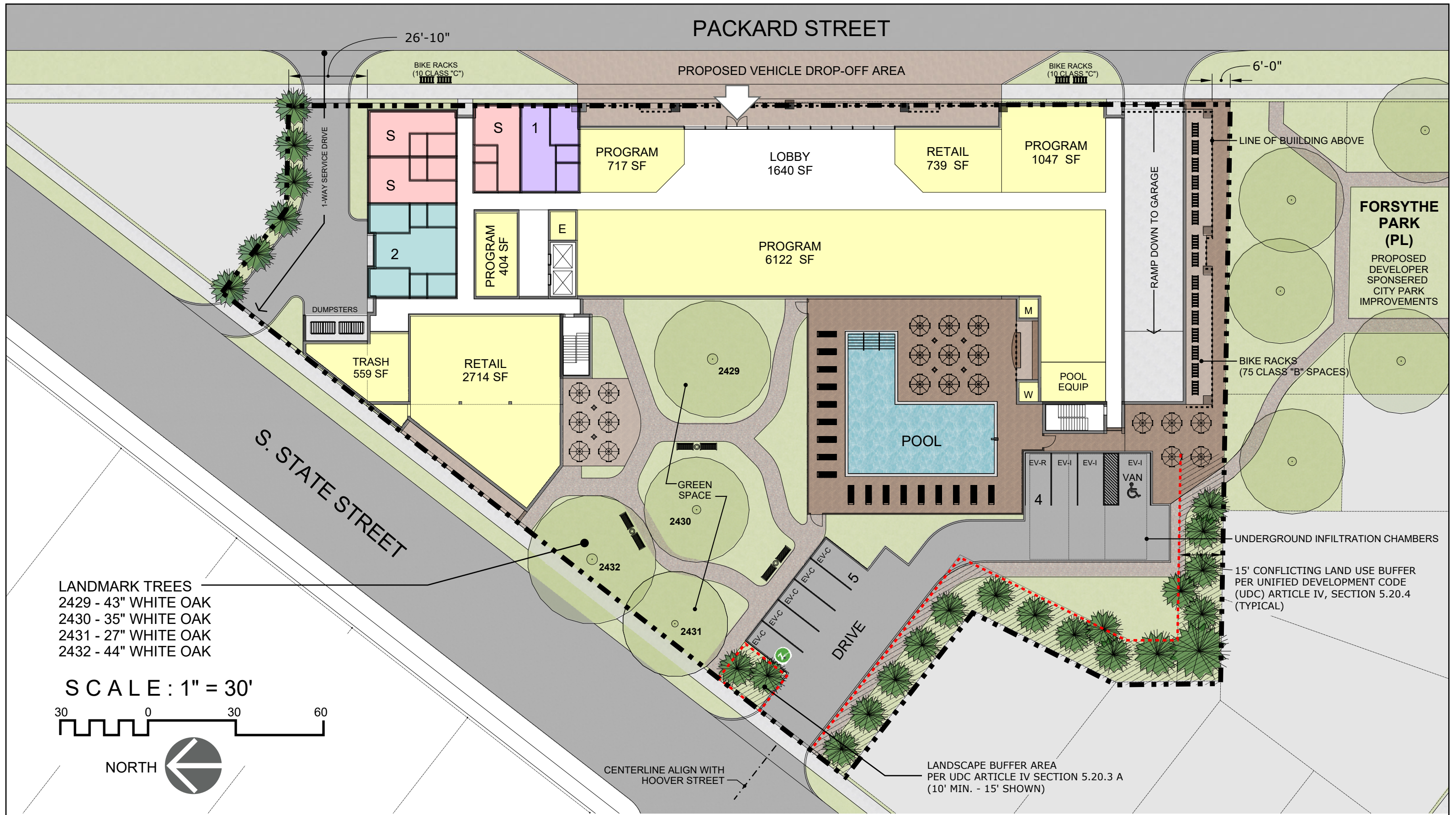


SITE PLAN

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

09

11 | 03 | 2022



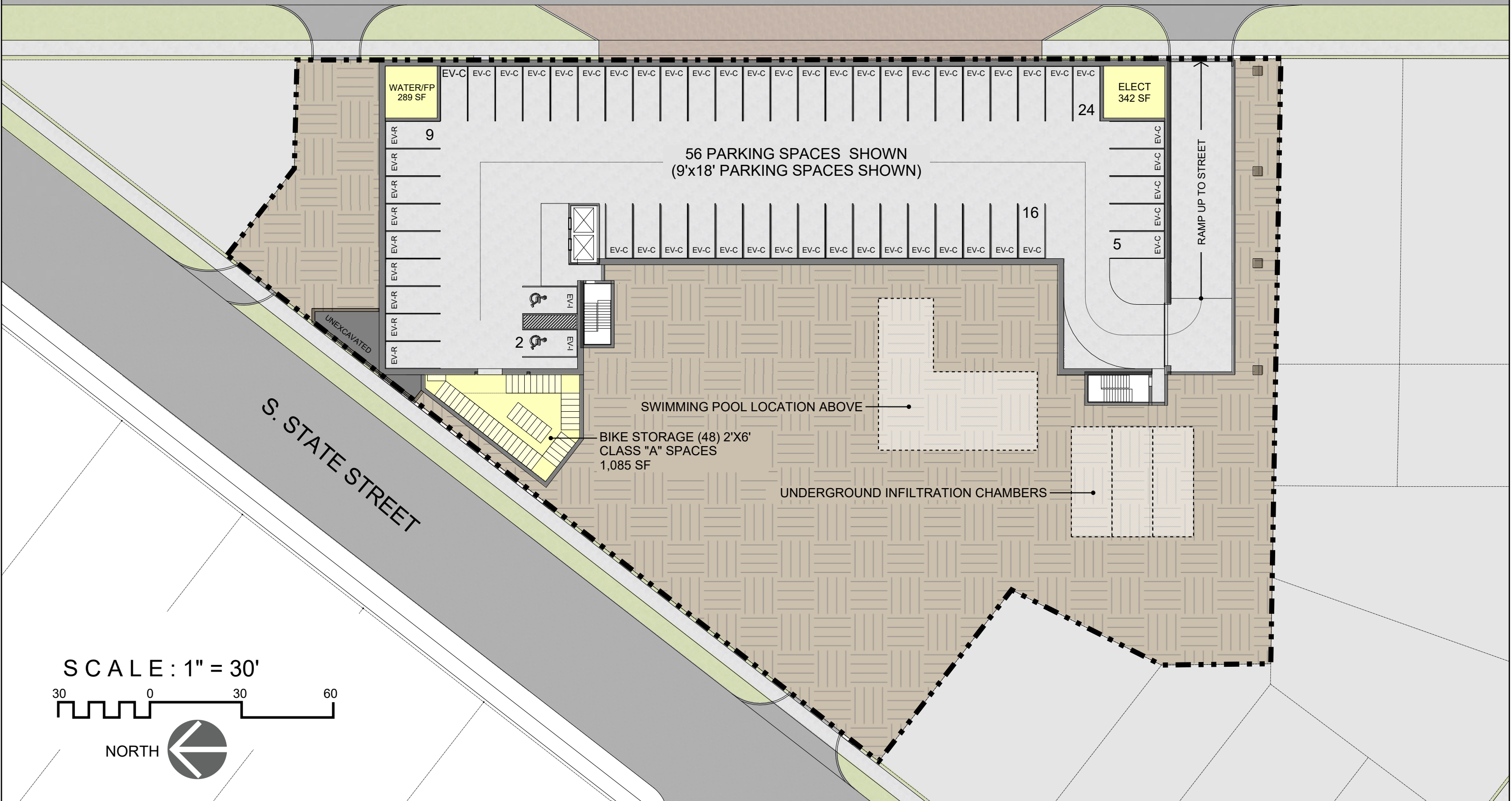
GROUND LEVEL FLOOR PLAN

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

10

11 | 03 | 2022

PACKARD STREET



SCALE : 1" = 30'



GARAGE LEVEL FLOOR PLAN

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

11

11 | 03 | 2022



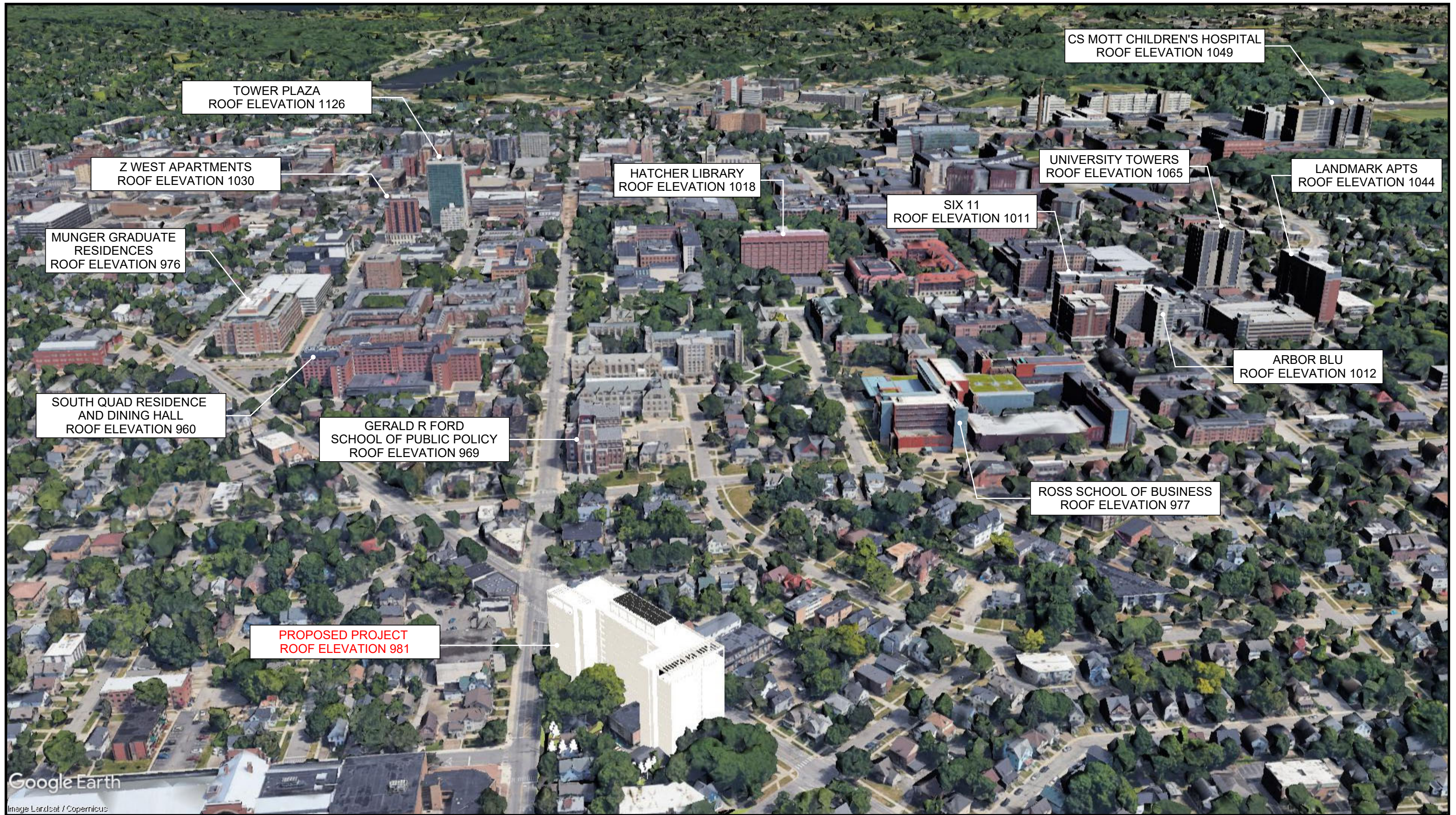


TYPICAL UPPER LEVEL FLOOR PLAN (LEVELS 2-14)

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

12

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Google Earth
Image Landsat / Copernicus

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

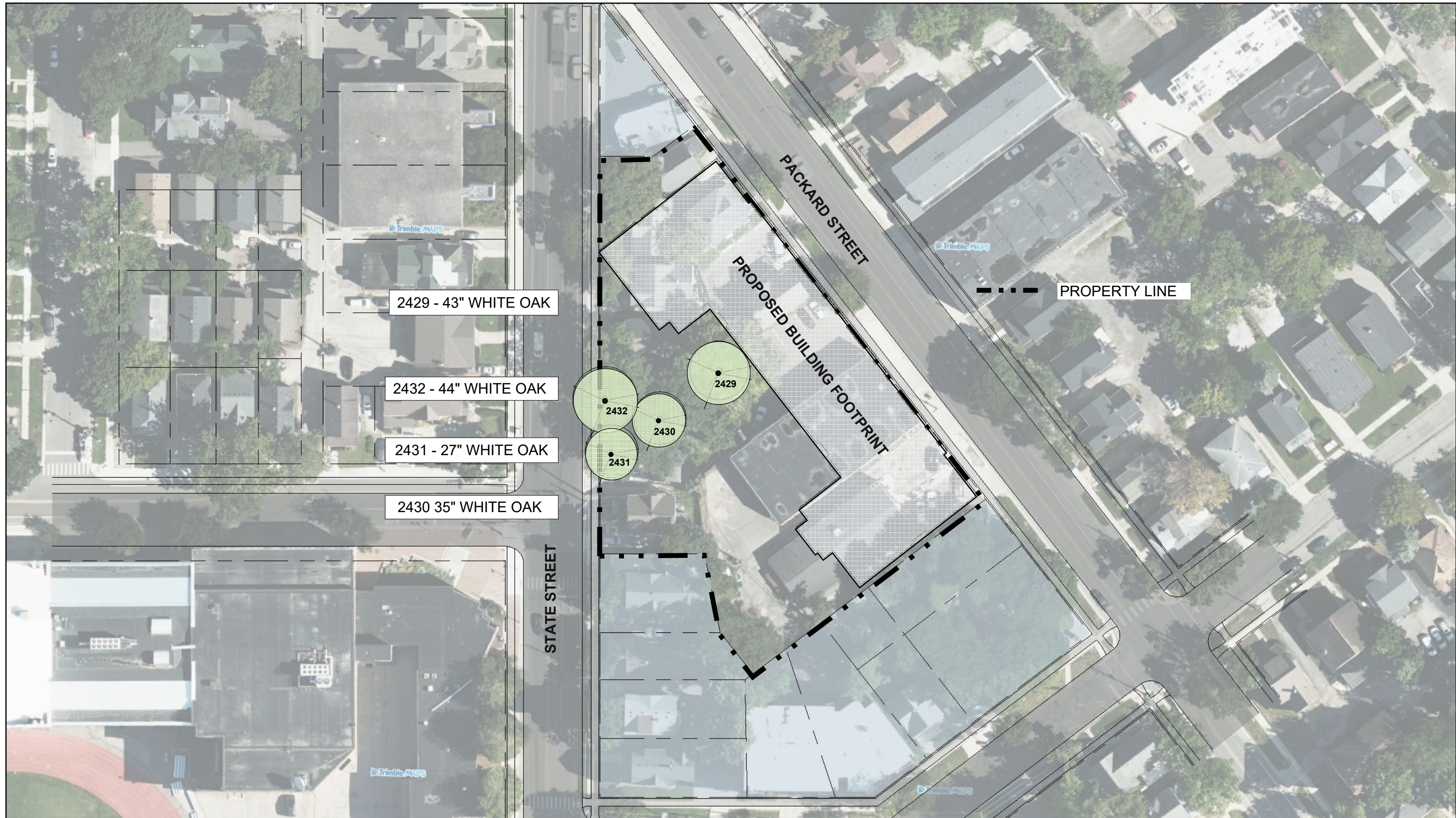
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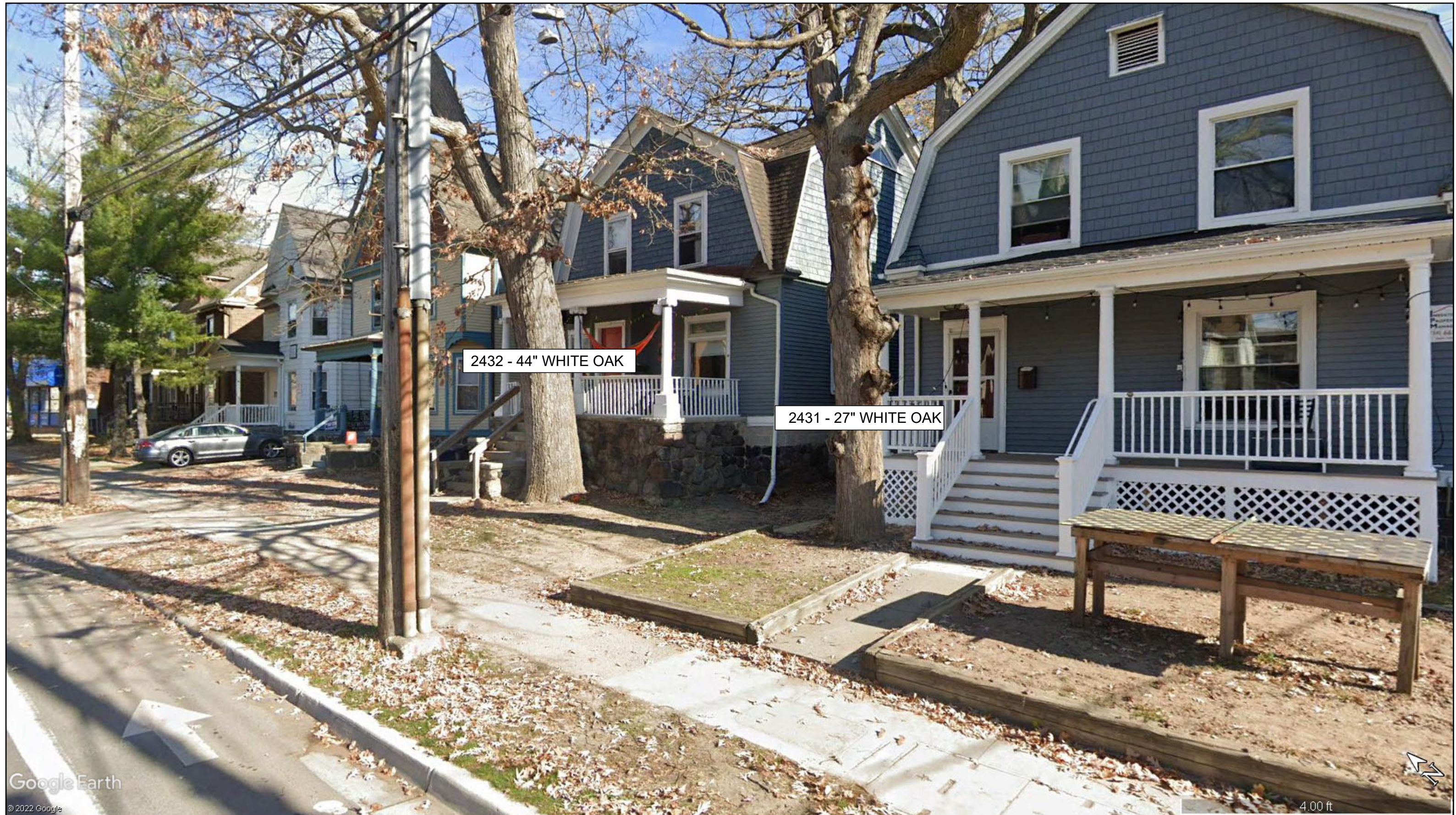






LANDMARK TREE LOCATIONS (APPROXIMATE)

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



Google Earth
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4.00 ft



LANDMARK TREE LOCATIONS (S. STATE STREET)

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



Google Earth

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4.13 ft