



## City of Ann Arbor Planning Services

301 East Huron Street, Ann Arbor, Michigan 48107

Phone: 734-794-6265 Email: [planning@a2gov.org](mailto:planning@a2gov.org) Web: [www.a2gov.org/planning](http://www.a2gov.org/planning)

Follow these instructions for a PUD (Planned Unit Development) Pre-Petition Conference, the official first step to applying and receiving approval for a new PUD Zoning District or an amendment to existing PUD Supplemental Regulations.

## Application for PUD Pre-Submittal Conference

### Petitioner Information

Full Name: Subtext Acquisitions, LLC

Interest in the Land (i.e. owner, land contract, option to purchase, etc.):  
Option to purchase

Additional Interested Person and Relationship:  
Click or tap here to enter text.

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Click or tap here to enter text.

### Site Information

#### Address(es) or description of the existing or proposed PUD Zoning District:

The block bound by Packard, Madison, 4<sup>th</sup>, and 5<sup>th</sup>, with the exception of the NW corner.

### Proposal Information for New PUD Zoning Districts

1. Describe the proposed development program, including ...
  - a) What is the objective, purpose and beneficial effect for the City that will be achieved by the proposed PUD zoning district?  
The proposed zooming district will allow for much needed modern housing that will help further address the City's housing crisis and sustainability goals.
  - b) Explain why this beneficial effect cannot be achieved under any other zoning designation.  
The subject site is currently zoned R4C and abuts R4C, subjecting it to height and setback restrictions for other rezone paths such as R4E. TC-1 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.
  - c) Explain how the proposed PUD zoning district is consistent with the Comprehensive Plan recommendations for the site.  
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.

2. Prepare a comparison chart in a separate document or on the conceptual PUD site plan, comparing the proposed PUD uses, density, area, height, placement, landscaping, buffering, screening, any additional standards to those of the current zoning designation and similar zoning designations.
3. Prepare a conceptual PUD site plan to illustrate the proposed development program on the subject site.

### Proposal Information for Amendments to PUD Supplemental Regulations

1. Provide the name of the PUD Zoning District and Supplemental Regulations to be amended:  
Click or tap here to enter text.
2. Provide a marked copy of the PUD Supplemental Regulations with the current supplemental regulations and proposed amendments.
3. Provide a conceptual PUD Site Plan to illustrate the proposed amendments on the subject site.

### Meeting Request

The Planning Commission meets for working sessions on the second Tuesday of each month. Consult the posted meeting calendar for specific dates. Indicate here your requested working session meeting at which you will present the proposed Planned Unit Development. If your requested working session is not available for new agenda items, you will most likely be scheduled for the next month's working session.

Requested working session meeting: September 6, 2023 or next available.

### Submitting Materials

Submit this completed application along with the proposal information, including separate comparison chart and conceptual PUD site plan documents, to the Planning Department at [planning@a2gov.org](mailto:planning@a2gov.org). Indicate "Request for PUD Pre-Submittal Conference" in the subject.

October 2022