



Morningside Lower Town, LLC
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July 26, 2017

Mr. Brett Lenart
Planning Manager
City of Ann Arbor
301 E. Huron Street
Ann Arbor, MI 48107

**Re: Conditional Zoning Request
1140 Broadway Street (comprised of the following parcels)**

1120 Broadway Street	09-09-21-302-024
1140 Broadway Street	09-09-21-302-046
1156 Broadway Street	09-09-21-302-022
1160 Broadway Street	09-09-21-302-047
915 Maiden Lane	09-09-21-302-026
923 Maiden Lane	09-09-21-302-049
943 Maiden Lane	09-09-21-302-029
959 Maiden Lane	09-09-21-302-045

Dear Mr. Lenart:

Morningside Lower Town, LLC (Morningside), as both petitioner and property owner, has submitted a request to rezone the above-referenced property from PUD to C1A/R. Since the C1A/R district has no height limitation, Morningside is proposing to condition the rezoning of the property with respect to building height.

Specifically, we propose to limit building height to a maximum of four stories and 60 feet for all portions of the property located within 70 feet of Traver Creek and a maximum of eight stories and 100 feet at all other property locations.

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The maximum height shall include architectural features such as parapet walls, railings, sky lights, and similar structures, but exclude the following items, which may project above the maximum building heights: chimneys, rooftop mechanical equipment and screens, elevator penthouses, solar panel installations, trash chutes, ventilation assemblies, antennae, and similar structures.

Very truly yours,
MORNINGSIDE LOWER TOWN, LLC

A handwritten signature in black ink, appearing to read 'R. Mucha', with a stylized flourish at the end.

Ronald S. Mucha
Member

Cc: David M. Strosberg - Morningside
Jerold Lax – Pear Sperling Eggan & Daniels, PC