



City of Ann Arbor Planning Services

301 East Huron Street, Ann Arbor, Michigan 48107

Phone: 734-794-6265 Email: planning@a2gov.org Web: 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: [Ryan Talbot – Talbot Development](#)

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

[Land Contract](#)

Additional Interested Person and Relationship:

[David Nims – Hobbs & Black](#)

[Project Architect](#)

Additional Interested Person and Relationship:

[Brandon Chaney – Nederveld](#)

[Project Manager](#)

Site Information

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

[301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street](#)

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?
[Refer to the attached Planned Unit Development Statement of Intent for detail.](#)
 - b) Explain why this beneficial effect cannot be achieved under any other zoning designation.
[Refer to the attached Planned Unit Development Statement of Intent for detail.](#)
 - c) Explain how the proposed PUD zoning district is consistent with the Comprehensive Plan recommendations for the site.
[Refer to the attached Planned Unit Development Statement of Intent for detail.](#)
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:

315 W. Huron Street PUD Zoning

Area, Height and Placement Standards

1. Setbacks, Building Spacing, and Height
 - a. All applicable area, height and placement regulations of the D2 zoning district and First Street Character Overlay District shall apply with the following exceptions:
 - i. Height: The maximum height permitted for any building in the district shall be 128 feet.

Affordable Housing

1. PUD District shall include Affordable Dwelling Units as defined under the MSHDA TIF program requirements (currently set 15% of the total units at 60% AMI).

Sustainability

1. Any building(s) shall be built as fully electric buildings with supplemental solar panels.

Site Elements

1. Greenway Pathway (Treeline Trail) shall provide:
 - a. Minimum 8-foot-wide public access easement from Washington to Huron
 - b. Construction of minimum 15-foot-wide non-motorized paved path within easement linking Washington to Huron (coordination with Railroad will be required for additional easement width).
2. Approximate 2,500-3,000 sf. of park space with public access. Park to showcase Ann Arbor's Bicentennial monument plaque.

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: **December 2nd, 2025**

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. Indicate "Request for PUD Pre-Submittal Conference" in the subject.