



October 22, 2019

Matt Kowalski
City of Ann Arbor
Planning Department
301 E. Huron Street
Ann Arbor, MI 48107

Re: PUD Pre-Petition Conference Request Letter for 2195 E. Ellsworth Road

Matt:

Lockwood Companies is submitting this formal request for a Pre-Petition Conference as soon as city schedule allows. The following information is in regards to the PUD request for 2195 East Ellsworth Road for development of 150 unit mixed income independent senior living building:

- Petitioner – Lockwood Development, Steve Gabrys
- Property Info
 - Address – 2195 E. Ellsworth Road
 - Property Size – 7.92 Acres
 - Existing Conditions – Single family home, garage and vacant land
 - Current Zoning Designation – R1C
- Proposed PUD Development –
 - Objective, purpose and beneficial effect –150 unit of senior housing. A minimum of 65 units will be restricted as affordable units, large open space requirement met, large buffer from adjacent properties.
 - Why this beneficial effect cannot be achieved under any other zoning: Zoning classification that allows this density of housing would require many variances to accomplish the same goal that can be accomplished with PUD zoning.
 - How the proposed PUD zoning district is consistent with the Master Plan Land Use Element recommendation: While not directly in line with future land use this development accomplishes the community goal of providing a large number of affordable housing apartments.
- Statement of whether a PUD Zoning District and Site Plan are, or are not, being requested together. Yes the PUD Zoning District and Site Plan are being requested together.

Please contact me with any questions.



Steve Gabrys

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