

Planning Services Staff Report

For Ann Arbor City Planning Commission Meeting of June 2, 2026.

Subject: 315 West Huron Street Planned Unit Development (PUD) Rezoning and Site Plan (SP26-0004) (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street).

Proposed Planning Commission Motions

Motion 1: The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 315 West Huron Planned Unit Development Zoning District and Supplemental Regulations.

Motion 2: The Ann Arbor City Planning Commission recommends approval of SP26-0004, 315 West Huron Street Planned Unit Development Site Plan (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street) version 2 dated April 15, 2026, subject to execution and compliance with the development agreement and the following conditions, which must be satisfied through the submission of revised plans within six months of approval by the City Council:

For Engineering:

- Sheet AL – ALTA Survey/Existing Conditions Plan: Dimension the widths of amenity zones and sidewalks in the W. Huron Street and W. Washington Street rights-of-way.
- Show and label the Railroad Right-of-Way lines on all applicable plan sheets.
- Sheet C-205 – Site Playout Plan | Ground Floor:
 - It is noted that an existing building wall is proposed to remain within the W. Huron Street right-of-way. A license agreement with the Michigan Department of Transportation (MDOT) may be required.
 - Clarify who benefits from the “Proposed Easement for the Treeline Trail”. If the easement is intended for public access, revise the label to be “Public Access Easement”.
- Sheet C-300 – SESC and Grading Sheet:
 - It appears that the proposed grading of the sidewalk in S. First Street right-of-way north of the proposed drive approach is channeling the water between the front of the sidewalk and amenity zone. All proposed sidewalk shall drain towards the street and not collect along the sidewalk. Revise the grading to meet Article 12 Detail SD-DDA-1.

June 2, 2026

- Provide slopes along the center line of West Huron Street and along the proposed sidewalk fronting the subject parcel. The longitudinal slope of the proposed sidewalk shall not exceed the slope of West Huron Street, per ADA requirements.
- Sheet C-400 – Utility Plan: The sanitary mitigation calculations shall be shown on this sheet.
- Sheet C-403 – Storm Details and Sanitary Calculations:
 - On the Coversheet it is stated that a rooftop bar is proposed. Include the rooftop bar in the sanitary mitigations and architecture plan sheets.
 - On Sheet A-4 there are areas labeled Amenity Zone 1 and Amenity Zone 2. Provide information on what is proposed in “Amenity Zone 2” and clarify which amenity zone is being referenced in the calculations.
 - Confirm whether The Last Word Bar will have food preparations. If so, per the City of Ann Arbor Standard and Specifications Appendix B: Sanitary Table, bars with food preparations have a flow rate of 30 gpd/seat, confirm and revise as necessary.
 - Impacts to the sanitary sewer system will be modeled. Further information will be forthcoming once the sanitary mitigation calculations are approved.
- Comments have been provided in blue on the PDF named 25500084-PUD Site Plan Resubmittal (2026.04.15)_v2Origin.pdf, which can be found in the review files in A2 Stream, project number SP25-0014 shall be addressed.

For Transportation:

- South First Street Driveway – Pedestrian Safety Design: Revise the First Street driveway to incorporate a pedestrian-priority crossing treatment (e.g., raised crossing or equivalent design) such that the sidewalk maintains priority across the driveway and vehicle speeds are reduced.
- Off-Site Parking Pedestrian Demand: Provide an estimate of pedestrian volumes associated with off-site parking and identify likely pedestrian routes to and from the site, including primary crossing locations. This information is necessary to evaluate pedestrian activity and potential conflicts consistent with UDC Section 5.29.8E.
- Curbside Management / Loading Activity: Provide a description of anticipated loading, delivery, and passenger pick-up/drop-off activity and how these uses will be accommodated without adversely affecting vehicular, bicycle, and pedestrian operations.

SP26-0004 315 West Huron St PUD Rezoning and Site Plan (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street).

June 2, 2026

For DDA:

- Landscape planter details along Huron Street and along First Street must be updated.
- Street tree species along Huron must be updated.

All conditions must be fully satisfied through the submission of compliant plans prior to the City's acceptance and/or review of Civil Engineering Plans, and prior to the issuance of any associated permits for the development.

Staff Recommendation

Staff recommend **approval** of the proposed 315 West Huron Planned Unit Development Zoning District and Supplemental Regulations.

Staff recommend **conditional approval** of the proposed site plan subject to execution and compliance with the development agreement and conditions provided in the motion above, which must be satisfied through the submission of revised plans, which are determined by the City to satisfy all requirements.

Figure 1: Location Map of Parcels.



Summary and Location

SP26-0004: 315 W Huron Street (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street) Planned Unit Development (PUD) Rezoning and Site Plan for City Council. A proposed plan for the construction of a fully electric, 10-story mixed-use

June 2, 2026

development that features 285 units, a coffee shop (retail), a rooftop bar, and amenity spaces. The ground floor is mostly comprised of covered parking, including EV charging, with access from Washington Street. The first floor will have additional covered parking, and coffee (retail) space with access from first street. Floors 1-10 will contain a mixture of studio, one & two bedrooms, with 15% of the units being 60% AMI affordable housing, or a payment in lieu provided. The tenth floor will also have space for a rooftop bar. Access will be provided via a dedicated entrance off First Street. The project also plans to include various sustainability features. The site is partially located in a floodplain fringe and zoned D2 Downtown Interface, First Street Overlay District, Secondary Street Designation, and is in Ward 5.

Report

The proposed project site is a 0.84-acre parcel located on the south side of West Huron Street, between the Ann Arbor Railroad and South First Street, and partially extending to West Washington Street. The site currently includes multiple buildings, including office space, a music venue, a restaurant, and a bar. Surrounding uses include the Almendinger building in the same block, the Ann Arbor Railroad to the west, the Delonis Center across West Huron Street to the north (zoned D2), the First and Huron surface parking lot across First Street to the east (zoned D1), and office space across West Washington Street to the south (zoned D2). Across the railroad embankment are the YMCA (zoned PUD) and an auto service facility (zoned D2).

Comprehensive Plan

Four documents constitute the current Comprehensive Plan and are listed below. Taken together, the Comprehensive Plan seeks to guide the City towards a more dense, sustainable, safe, and inclusive community.

- Comprehensive Plan – 2050 (2026).
- Parks and Recreation Open Space Plan (2023).
- Comprehensive Transportation Plan (2021).
- Treeline Allen Creek Urban Trail Master Plan (2017).

The 2026 Comprehensive Land Use Plan recommends Hub category for this area. The proposed use and PUD zoning are consistent with the plan and surrounding land uses.

June 2, 2026

Standards for PUD Zoning District Review

Section 5.29.11 provides the applicability, process, submittal requirements, procedures and approval for PUD Zoning District and PUD Site Plans. Per Section 5.29.11.F, there are eight standards for PUD zoning district approval which are summarized below:

1. *The PUD has a beneficial effect for the City on present and potential surrounding land uses. Examples are provided (Section 5.29.11.F.1).*
2. *This beneficial effect could not be achieved under any other zoning classification and is not required to be provided by existing standards (Section 5.29.11.F.2).*
3. *The uses do not negatively impact public utilities or surrounding properties (Section 5.29.11.F.3).*
4. *The uses are consistent with the comprehensive plan and policies, or adequate justification has been presented (Section 5.29.11.F.4).*
5. *When residential uses are proposed and the proposed density exceeds the comprehensive plan recommendation or the underlying zoning designation density, 15% of the residential units must be affordable housing dwelling units, provided on-site or payment in lieu or combination. Note the Planning Commission and City Council may deny payment of an affordable housing contribution in lieu at their sole discretion (Section 5.29.11.F.5).*
6. *Supplemental Regulations include certain elements (Section 5.29.11.F.6).*
7. *Vehicle and pedestrian transportation within and to the district is provided that also supports alternative methods of transportation (Section 5.29.11.F.7).*
8. *Disturbance to natural features and/or historically significant architectural features is limited to the minimum necessary (Section 5.29.11.F.8).*

Overview of Proposed PUD Benefits

Please see the attached Supplemental Regulations, specifically Section 1 for the purported beneficial effects of the proposed PUD zoning district and Section 4 for the regulations.

A table summarizing the Purpose Statement for the PUD zoning district along with applicant and staff reflections is below.

Table 1: PUD Applicant’s Purpose Statement and Staff Comments

| Purpose Statement (Applicant) | Staff Comments |
|---|--|
| <p><i>It is the purpose of the City Council in adopting these regulations to provide for the development of the Property (defined below) with a multiple-family residential use in an efficient and sustainable manner to further the overarching goals of the City to encourage more dense development with a particular emphasis on more housing overall and a wider range of housing types, and more sustainable developments, living arrangements that enable less or no reliance on personal vehicles, and reduced vehicle miles traveled.</i></p> <p><i>These regulations seek to promote development of underutilized parcels with permanent affordable housing near centers of employment, education, and recreation. Furthermore, these regulations provide for the Property to be used in a manner that is compatible with the surrounding uses and properties, and will arrange the Property in an innovative and efficient manner that advances the City’s land use plans and policies, and which revitalizes the neighborhood and the City as a whole.</i></p> | <p>Staff find that the proposed PUD zoning district and corresponding project fulfill the intent statement for PUDs generally.</p> |

The table below presents a summarized version of the staff comments for each of the PUD Standards for Review.

Table 2: PUD Standards for Review and Staff Comments

| Standards for Review | Staff Comments |
|--|---|
| <p>1. PUD has a beneficial effect for the City on present and potential surrounding land uses:</p> <ul style="list-style-type: none"> • innovation in land use and design • efficiency of land use, natural features, and energy • open space • preservation of natural features • employment and shopping • expansion of affordable housing • contributes to desired character of an established neighborhood <p>(Section 5.29.11.F.1)</p> | <p>The proposed PUD meets the standards for beneficial effects, including provision of sustainability features (all electric design and rooftop solar), affordable housing, open space, and efficiency of land use in respecting the neighboring historically significant Almendinger Building.</p> |
| <p>2. Beneficial effect could not be achieved under any other zoning classification and is not required to be provided by existing standards. (Section 5.29.11.F.2)</p> | <p>Staff find that beneficial effect(s) could not be achieved through other zoning classifications (See below for detailed alternative zoning analysis).</p> |
| <p>3. Uses do not negatively impact public utilities or surrounding properties. (Section 5.29.11.F.3)</p> | <p>Staff find that the proposed use does not negatively impact public utilities or surrounding properties.</p> |
| <p>4. Uses are consistent with the comprehensive plan and policies, or adequate justification has been presented. (Section 5.29.11.F.4)</p> | <p>Staff find that the proposed use is consistent with the comprehensive plan as well as with neighboring uses.</p> |
| <p>5. Proposed residential uses exceeding the comprehensive plan recommendation or the underlying zoning designation density require 15% of the residential units to be affordable and provided on-site, or via payment in lieu or combination. (Section 5.29.11.F.5)</p> | <p>Residential uses do not exceed underlying comprehensive plan recommendation or underlying density; however a minimum of 15% of residential units will be affordable and provided on site.</p> |

| Standards for Review | Staff Comments |
|---|--|
| 6. Supplemental Regulations provide analysis and justification sufficient to determine purported benefit/s, including how special it will be and performance standards. (Section 5.29.11.F.6) | The Supplemental Regulations provide sufficient justification and performance standards to monitor purported benefits. |
| 7. Vehicle and pedestrian transportation within and to the district is provided that also supports alternative methods of transportation. (Section 5.29.11.F.7) | Staff find that the amount of vehicular parking provided has been reduced significantly. Bicycle and EV parking are also provided as required. |
| 8. Disturbance to natural features and/or historically significant architectural features is limited to the minimum necessary. (Section 5.29.11.F.8) | Staff find that disturbances to natural features, have been limited to the minimum necessary with required mitigation measures in place. |

Petitioner Justification for PUD Zoning

Objective, Purpose and Beneficial Effect for the City:

The proposed PUD for 315 W. Huron advances the intent of the Planned Unit Development District (§5.14.A UDC) by applying flexibility to a uniquely constrained downtown site while delivering measurable public benefits in housing, sustainability, and design. The project organizes its permitted D2 density vertically to avoid the mapped flood fringe, maintain a respectful setback from the Allmendinger Building—a building of significance—and elevate habitable floors above the adjacent railroad berm to enhance long-term livability. The PUD achieves outcomes beyond standard zoning by:

- *Establishing a Meaningful Greenway / Treeline Trail Connection. The project provides a publicly accessible link between Washington Street and Huron Street as a potential part of the future Treeline Trail / Greenway network. This includes a minimum 8-foot-wide public access easement and construction of a minimum 15-foot-wide non-motorized path within that easement, creating a welcoming north–south connection. Coordination with the railroad will be required for any trailway width beyond 8 feet.*
- *Creating a Small Public Park as a Neighborhood Amenity. Along the Greenway connection, the project includes approximately 2,500–3,000 square feet of publicly accessible park space—a comfortable pocket of greenery for neighbors,*

June 2, 2026

residents, and trail users to pause and gather. The park will also showcase the Ann Arbor Bicentennial Monument Plaque, giving the space a sense of identity and celebrating the community's history.

- *Advancing Sustainability and Resiliency. Through all-electric design, cleaner low-waste construction, rooftop solar, and a high-performance building envelope—helping move the community toward Ann Arbor's A²ZERO vision.*
- *Advancing Affordable Housing. The PUD District will contribute to the City's housing goals by providing 15% of all homes at 60% AMI, meeting the standards of the MSHDA TIF program.*
- *Aligning Contextually. Fitting comfortably into the neighborhood by reflecting the scale of nearby PUD developments. The upper floors step back to align with the established streetwall along First Street and surrounding buildings, keeping the overall height and form in tune with the area.*

Together, these actions embody the PUD's stated purpose—to achieve flexibility, innovation, and community benefit on sites with unique conditions—while promoting efficient, resilient downtown redevelopment.

Why This Beneficial Effect Cannot Be Achieved Under Any Other Zoning Designation:

The project fully complies with the underlying D2 zoning for use, floor area, and coverage. The constraint arises from the First Street Character Overlay, which imposes a fixed height limit that prevents realization of the same D2-level density in a form that supports the City's broader goals for affordable housing, sustainability, and contextual design. Three fixed site conditions make strict compliance impractical:

- *A mapped flood fringe along the north edge limits habitable-area placement.*
- *The Allmendinger Building to the south, a building of significance, warrants step-backs to preserve light and air.*
- *The elevated railroad berm along the western boundary reduces usability and drives the need to elevate habitable space for livability and comfort.*

To address these constraints responsibly, the project must concentrate massing vertically. The applicant previously sought height relief from the Zoning Board of Appeals; the request was denied, directing the team to pursue a PUD as the appropriate path to reconcile site limitations with City objectives.

This PUD does not increase density or exceed D2 entitlements—it simply provides the flexibility needed to realize allowable development potential in a resilient, context-sensitive, and policy-aligned form.

June 2, 2026

Consistency with the Comprehensive Plan

The proposed PUD supports the City of Ann Arbor's Comprehensive Plan by bringing together sustainable design, affordable housing, public open space, and contextual architecture in a walkable downtown setting.

- *Strengthening a Walkable, Mixed-Use Downtown.* The project contributes to a lively, mixed-use downtown by reinforcing compact, pedestrian-friendly development and creating gentle transitions in height and character between D1 and D2 areas. It also strengthens the public realm by introducing a new Greenway connection and small park space that invite people to walk, gather, and enjoy the corridor.
- *Making It Easier and Safer to Walk, Bike, and Connect.* The Greenway path provides a mid-block connection that supports walking and biking and expands the reach of the future Treeline Trail. Sidewalk improvements—through burying utility lines and adding enhanced greenspace along public corridors—create an even stronger multimodal environment for everyday use
- *Advancing Ann Arbor's Climate Goals.* The design advances the City's climate objectives by embracing all-electric systems, renewable energy, a high-performance building envelope, and thoughtful avoidance of intensifying development in flood-prone areas—supporting long-term community resilience.
- *Growing Housing Options for the Community.* By providing 15% of homes at 60% AMI, the project expands affordable housing options in a highly walkable location close to jobs, transit, and services.
- *Respecting the Character and Rhythm of First Street.* The development is held back from the Allmendinger Building's north façade, providing space that preserves its windows and daylight access and maintains its prominence. The upper floors step back to align their height contextually with nearby developments and to reinforce First Street's role as a transitional corridor between the D1 and D2 zones, softening the amount of height directly adjacent to the street and creating a contextual neighborhood scale.

By maintaining compliance with D2 standards, strengthening the public realm through the Greenway connection and new park space, avoiding intensification in flood-prone areas, and integrating sustainability and housing goals, the project reflects the Comprehensive Plan's vision for a more connected, inclusive, and resilient downtown.

June 2, 2026

Figure 2: Perspective looking west along Huron Street.



Table 3: Zoning Comparison Chart

| Zoning Classification | D2 Downtown Interface | PUD Planned Unit Development |
|------------------------------|--|---|
| Lot Area | None | 0.84 acres (36,793 sq ft) |
| Open Space | Min. of 10% of lot area | 3705 sq ft (10%) |
| Affordable Units | None | 15% (43 units) |
| Buliding Coverage | 80% max. | 78% |
| Total Area of All Floors | n/a | 202,610 sq ft |
| Floor Area | n/a | 2460 sq ft ground floor |
| Floor Area Ratio | None | 550% |
| Character Overlay District | First Street | First Street |
| Setbacks | Front (primary street): 1 ft max. Front (secondary street): 10 ft max. Streetwall offset 5 ft avg. Side yard: 0 ft Rear yard: 0 ft | Front primary street (Huron): 0 ft Front secondary street (First): 0 ft Front secondary street (Washington): 2.3 ft Rear: 0.3 ft |
| Building Height | 60 ft max. 24 ft/2 story min. | 128 ft |
| Streetwall Height | 2-3 stories | 3 stories, except for portion on Huron St. |

June 2, 2026

| | | |
|------------------------|------------------------|--------------------------------|
| Building Module Length | 66 ft max. | 66 ft |
| Parking | none | 106 spaces |
| Bicycle Parking | 1 space per 2500 sq ft | 84 Class-A spaces |
| EV Parking | 90% EV-C, 10% EV-I | 95 EV-C spaces, 11 EV-I spaces |

Other Service Area Comments

Floodplain Management has made note that an EGLE Floodplain Permit will be required.

Transportation Engineering has requested the following comment be addressed during the civil plan phase:

- Both Drive Approaches – ADA Detection Needed and Warning System: Provide detectable warning surfaces on both sides of both driveway crossings to indicate transition into vehicle use areas. Provide active pedestrian warning devices at the driveway, including both audible and visual warnings, as a supplement to geometric safety measures. Site plan note only identifies audible warning.

The Office of Sustainability and Innovation recommended inclusion of the following additional requirement as part of the supplemental regulations for the PUD zoning; however, Planning Staff does not recommend its inclusion due to implementation and monitoring challenges:

- Certify under the DOE Efficient New Homes Multifamily Program v2 (Rev 2).

Figure 3: Northwest Aerial Perspective.



Community Participation

A Community Participation meeting was held on July 8, 2025. The meeting time was 1 hour and 23 minutes, with 20 minutes of presentation and 1 hour 3 minutes of questions and answers. 1701 postcards were mailed and 75 attendees registered on the sign-in sheet. A full summary and report may be found within the Project File ([STREAM file SP26-0004](#)).

Prepared by: Joshua Shake, Senior Planner.

Reviewed by: Hank Kelley, Deputy Planning Manager and Brett Lenart, Planning Manager.

Attachments:

- Site Plan, dated April 15, 2026, version 2.
- Supplemental Regulations version date June 2, 2026.
- Zoning Map.

SP26-0004 315 West Huron St PUD Rezoning and Site Plan (301, 311, 315, 317, 319
West Huron Street and 102, 106 South First Street).

June 2, 2026

- Aerial Map.
- Project Files ([STREAM file SP26-0004](#)).

Copied:

- Applicant: Ryan Talbot, Talbot Development.
- Consultant: Brandon Chaney, Nederveld, Inc.
- Consultant: Jason Van Ryn, Nederveld, Inc.
- Architect: Kreg Norgaard, Hobbs & Black Architects.