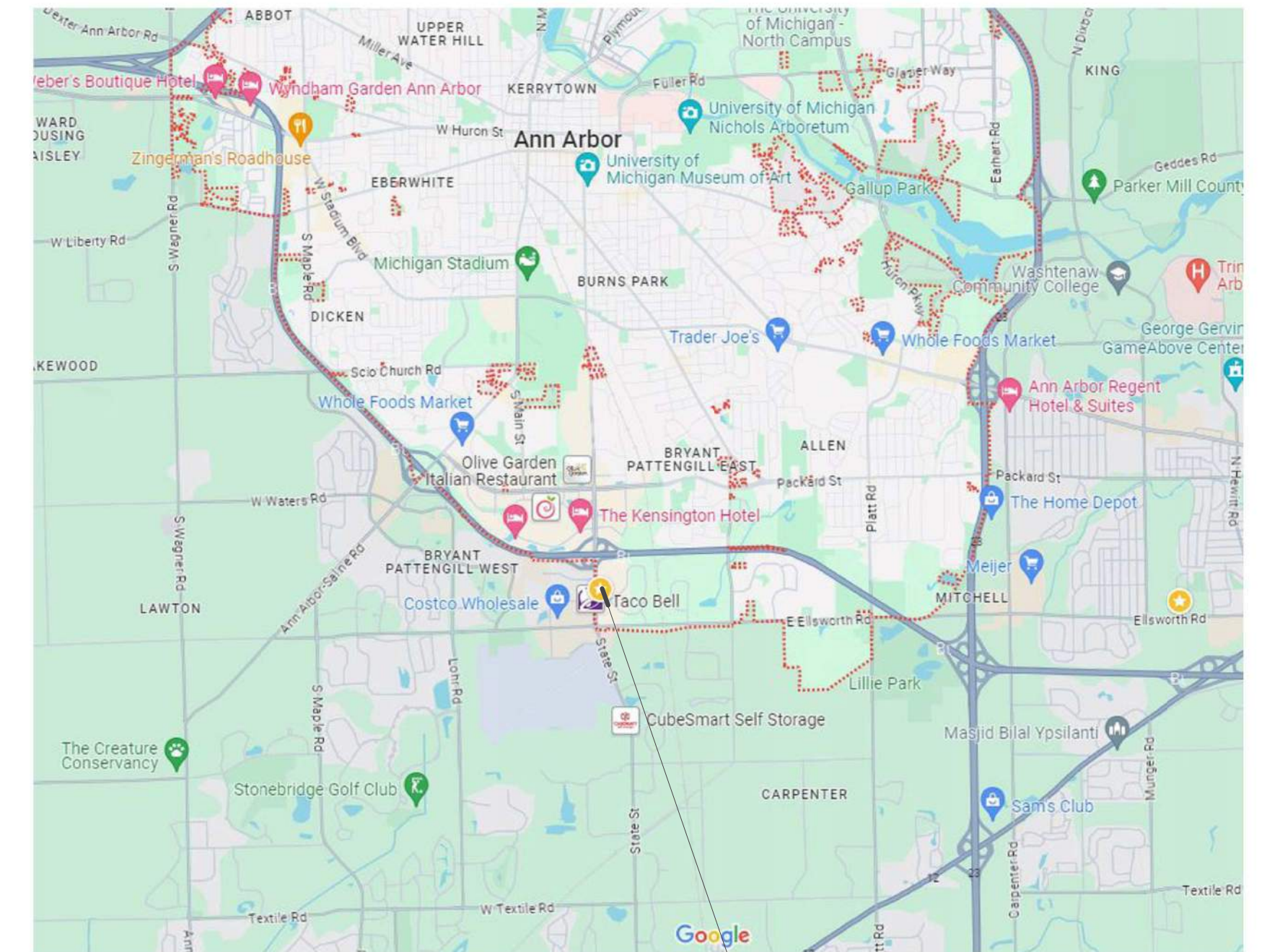


**SITE CONTEXT MAP**

1 : 2000

**VICINITY MAP**



**SITE LOCATION**

**ZONING MAP**



**SITE LOCATION**





Zoning Comparison Chart					
3695 State Street					
8/8/2024					
Zoning Classification	Current O-Office	Proposed PUD	R4C	R4D	R4E
Max Density per Acre	N/A	46.2	20	25	75
Lot Area Per Dwelling Unit	N/A	944 sf	2175 sf	1740 sf	580 sf
Minimum Open Space	None	27%	40%	50%	40%
Minimum Active Open Space Per DU	N/A	300 sf / DU	300 sf / DU	300 sf / DU	150 sf / DU
Lot Area (sf)	6,006 sf min	62,290 sf	8900 sf	83,000 sf	14,600 sf
Lot Width (ft)	50'	60 ft	60 ft	200 ft	120 ft
Floor Area (sf)		16,756 sf footprint / 67,024 sf total			
Building Height	55' and 4 stories when abutting R zone, otherwise none.		30 ft max	120 ft max	None
Front Setback	15' min / 40' max	15'	25 ft min / no max	15' min / 40' max	15' min / 40' max
Side Setback	30' when abutting R, otherwise 0'	20'-6" North / 59'-0" South	12' plus 3 inches for each foot of building height over 35 feet and 1.5 inches for each foot of building length over 50 feet	30' plus 3 inches for each foot of building height over 35 feet and 1.5 inches for each foot of building length over 50 feet	10' plus 3 inches for each foot of building height over 35 feet and 1.5 inches for each foot of building length over 50 feet
Rear Setback		68'-3"	30' plus 1.5 inches for each foot of building height over 35 feet and 1.5 inches for each foot of building width over 50 feet	30' plus 1.5 inches for each foot of building height over 35 feet and 1.5 inches for each foot of building width over 50 feet	30' plus 1.5 inches for each foot of building height over 35 feet and 1.5 inches for each foot of building width over 50 feet
Parking					
Parking - Autos - Total		70 spaces			
Parking - Barrier Free		3 spaces			
EV Site Parking - EV-Conduit		63			
EV Site Parking - EV-Installed		7			
Total EV parking		70			
EV Barrier Free Site Parking		1 van / 1 standard spaces			
Bicycle Parking - Class A		7 spaces			
Bicycle Parking - Class C		7 spaces			

**SITE INFORMATION**

SITE ADDRESS:	3695 S STATE STREET, ANN ARBOR, MI	BUILDING HEIGHT:	REQUIRED: 120' PROPOSED: 4 STORIES / 52'
PARCEL NUMBER:	09-12-09-300-016	PARKING:	REQUIRED: NONE PROPOSED: 70 SPACES (SPACE SIZE 9' x 18')
SITE AREA:	1.43 ACRES / 62,290 SF	BIKE PARKING:	REQUIRED: 1 PER 5 UNITS 50% CLASS A / 50% CLASS C PROPOSED: 14 SPACES (7) CLASS A & (7) CLASS C
ZONING:	CURRENT: O - OFFICE PROPOSED: PUD R4D REGULATIONS SHOWN BELOW)	EV PARKING:	REQUIRED: 90% EV-C / 10% EV-I PROPOSED: (7) EV-I & (63) EV-C
BY-RIGHT USE:	DWELLING, MULTI-FAMILY		
MIN. OPEN SPACE:	REQUIRED: 50% PROPOSED: 27%		
DENSITY:	MAXIMUM: 25 DU / ACRE (36 UNITS) PROPOSED: 66 UNITS (46.2 DWELLING UNITS PER ACRE)		
FRONT SETBACK:	REQUIRED: 15' MIN. / 40' MAX. PROPOSED: 15'		
REAR SETBACK:	REQUIRED: 30' PROPOSED: 68'-3"		
SIDE SETBACKS:	REQUIRED: 30' PROPOSED: 20'-6" NORTH / 59'-0" SOUTH		

**OVERALL SITE PLAN**  
1" = 20'-0"



BUILDING MATRIX				
	ONE BR	TWO BR	TOTAL	GROSS AREA
FIRST FLOOR:	10	5	15	16,756 SF
SECOND FLOOR:	11	6	17	16,756 SF
THIRD FLOOR:	11	6	17	16,756 SF
FOURTH FLOOR:	11	6	17	16,756 SF
TOTAL:	43 (65%)	23 (35%)	66	67,024 SF



**OVERALL SECOND FLOOR PLAN**

(THIRD & FOURTH SIM.)



**OVERALL FIRST FLOOR PLAN**

**OVERALL FLOOR PLANS**

1/16" = 1'-0"





FRONT ELEVATION  
1/8" = 1'-0"