

DEVER EBY & ISSA, PLLC
ATTORNEYS AND COUNSELORS

301 N. MAIN STREET, 2ND FLOOR
ANN ARBOR, MI 48104
(734) 994-1295
(734) 994-0206 FAX

www.deloofofdeverebly.com

Email: sem@deloofofdeverebly.com

RETIRED OF COUNSEL

PETER H. DELOOF
DANA A. DEVER
PAT D. CONNER
THOMAS M. WRIGHT
MARGARET J. KRASNOFF

MARK J. EBY
MUNEER M. ISSA

OF COUNSEL

THOMAS B. BOURQUE
KEITH O. SMILLIE
THOMAS E. DEW
SAMUEL L. ESTENSON
SCOTT E. MUNZEL
ARI D. GOLDSTEIN

January 15, 2026

City of Ann Arbor
Planning Services Department
Ann Arbor City Hall
301 E. Huron Street
Ann Arbor, MI

Re: Application to Amend Zoning Chapter- "Ashley Mews High Rise Component"

Dear Planning Services Department Staff:

On behalf of 414 South Main Street, L.L.C., I am submitting this Application for Changes in or Additions to the Zoning Chapter, to seek a text amendment to the Ashley Mews Planned Unit Development Supplemental Regulations applicable to the "high rise component." In brief, the owner seeks to allow all uses permitted in the D1 zoning district within the "high rise component" of Ashley Mews so that it is treated the same as all of the other properties located on Main Street in the Downtown area. Enclosed are:

1. The Application;
2. The Attachment to the Application, along with the proposed changes to the language of the Supplemental Regulations; and
3. the Citizen Participation Meeting report.

We look forward to working with the City on this Application; please do not hesitate to contact me if you have any questions.

Sincerely,

DEVER EBY & ISSA, PLLC


/s/Scott E. Munzel

Cc: Barry Pincus
Steve Kalabat
Clint Mansour
Brad Pincus



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION
 301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
 p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR CHANGES IN OR ADDITIONS TO THE ZONING CHAPTER

See www.a2gov.org/planning/petitions for submittal requirements.

TO: The Honorable Mayor and City Council
 City of Ann Arbor
 Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described.

(Give or attach legal description and include location of property)

*See Attachment to Application
 (attached) "Attachment"*

The petitioner(s) requesting the zoning/rezoning are:

*(List petitioners' name; address; telephone number; and interest in the land;
 i.e., owner, land contract, option to purchase, etc.)*

See Attachment

Also interested in the petition are:

(List others with legal or equitable interest)

See Attachment

The applicant requests that the Official City Zoning Map be amended to reclassify this property from _____ to _____ to permit the following use(s): _____

*See Attachment
 (state intended use)*

Justification:

1. The extent to which the zoning/rezoning requested is necessary:

See Attachment

2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

See Attachment

3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

See Attachment

4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

See Attachment

5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

See Attachment


6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

See Attachment

Attached is a scaled map of the property proposed for zoning/rezoning, showing the boundaries of the property, the boundaries of the existing zones, the boundaries of the proposed zones, and the public and/or private easements located within or adjacent to the property petitioned for zoning/rezoning.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 1/12/26

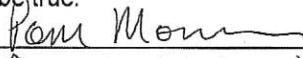
Signature: 
CLINT MANSOUR
330 HAMILTON ROW STE 300
BIRMINGHAM, MI 48009
(Print name and address of petitioner)

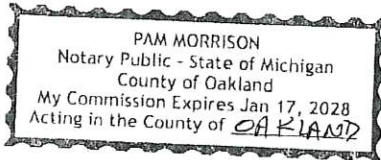
Signature: _____

(Print name and address of petitioner)

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On this 12 day of JAN, 2026, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: 
PAM MORRISON
(Print name of Notary Public)



My Commission Expires: 1/17/28

**Attachment to Application for Change in Zoning Chapter- Amendment of PUD
Supplemental Regulations
January 15, 2026**

**Units 1 and 2, Syndeco Plaza Condominium
“Ashley Mews High Rise Component”
414 S. Main Street**

I. Legal Description of Property subject to Rezoning request

414 S. Main Street, Units 1 and 2, Syndeco Plaza Condominium
“Ashley Mews High Rise Component”

II. Petitioner Requesting Rezoning:

Owner
414 South Main Street, LLC
c/o Clint Mansour
330 Hamilton Row
Birmingham, MI 48009
clint@mansourcompanies.com

**III. Rezoning Request: Amend PUD Supplemental Regulations applicable to
Units 1 and 2, “Ashley Mews High Rise Component”**

Petitioner requests that the City amend the Official City Zoning Map related to Units 1 and 2 of the “Ashley Mews High Rise Component” (the Units) so that the Ashley Mews PUD Supplemental Regulations applicable to the Units include all uses permitted in the D1 zoning district, which is located immediately to the north of the Units.

The Ashley Mews project was conceived in the mid-1990s to revitalize a parcel of land that had been subject to a failed development project that for several years left a massive hole next to Main Street and the Downtown. That hole was eventually filled with dirt removed from the University of Michigan Stadium when the playing field was lowered and grass replaced the artificial turf. The site then remained vacant for several more years.

The developer of the project was Syndeco, the real estate development subsidiary of what was then Detroit Edison (DTE). As part of the deregulation of the electric utility industry, DTE needed a separate physical location for its unregulated subsidiaries. In addition to a significant office building for its businesses, Syndeco also believed that the site was appropriate for higher density urban residences. However, integrating these two uses onto the site, plus the underground parking beneath both uses, was not feasible under the conventional zoning of the parcels. Accordingly, Syndeco pursued a Planned Unit Development zoning designation.

For the high-rise component of the project, Syndeco planned for conventional retail uses on the ground floor, conventional office uses on Floors Two through Seven, and luxury units on Floor Eight (with two story interior heights). For the adjacent low-rise component, Syndeco planned townhouses oriented towards a “mews” walkway on the slope down from Main Street to Ashley Street, connecting the two streets. As part of the PUD, Syndeco provided at cost eight residential units in the low-rise component for sale as affordable housing, subject to restrictive covenants on the re-sale to insure that the units remained affordable in the future. The City then handled the sale of those units to qualified individuals, and they remain as affordable housing in the Downtown today.

During the Covid 19 pandemic, the DTE workers decamped from the office to work from home. This proved to be a successful model for DTE such that it concluded it no longer needed the offices located in the high-rise component of the PUD. The office space became vacant, and DTE sought to sell the Units.

Consequently, Covid 19 has also depressed the demand for office space in Downtown Ann Arbor for today and perhaps into the foreseeable future. Tenants are taking less space, as workers continue to work from home or with some home/office hybrid that nevertheless results in less demand for office space and fewer office workers.

Given this systemic change in office demand, the Petitioner believes that a broad range of uses are appropriate for this key Downtown location, and so requests that the PUD Supplemental Regulations applicable to the Units be amended to allow all uses permitted in the D1 zoning designation. The D1 zoning district is located immediately adjacent to the Units. Amending the Supplemental Regulations to allow D1 uses would provide flexibility in the use of the Units equal to and consistent with all the buildings immediately to the north on the Main Street corridor. It would also operate into the future in case the City Council decided that some future use was appropriate in D1. In essence, this amendment would treat the Units equally with all the other buildings on the Main Street corridor, and avoid the artificial restriction created by the 1999 PUD language.

Petitioner plans no changes to the exterior of the Units or the site plan; as such only a text amendment to the Supplemental Regulations is needed for the D1 Zoning.

IV. Existing Conditions- The Properties and Surrounding Area

The Units are the ground floor (Unit 1) and floors two through seven in the “High-Rise Component” of the Ashley Mews PUD (Unit 2). At its northeast corner, the ground floor currently contains (and has contained for some time) a restaurant (the Restaurant). This portion of the ground floor, with its north facing windows, is visible from Main Street to the north. This visibility undoubtedly enhances the ability to lease this space and have it occupied and active. It has contained restaurant uses for many years.

To the south of the Restaurant, the ground floor contains a second retail space (currently and usually vacant), then continuing to the south, the lobby to the Units, and then another area that fronts on Main Street and the Mews walkway to the south (the South Space). The Council previously broadened the uses possible in the South Space to include a training facility for DTE's employees, which at that time DTE intended to install. That use, however, was never implemented, and this area has remained vacant since Ashley Mews was constructed in 2000.

Unit 2 (floors two through seven) originally housed a variety of DTE subsidiaries and their workers. Since Petitioner purchased Units 1 and 2, it has converted the space to multiple family uses, as is permitted under the existing Supplemental Regulations. The residential units have a fairly low vacancy rate. Unit 2 also has the right to use 95 below-grade parking spaces, which enter the underground structure from Ashley Street.

The building, constructed as a corporate office building for DTE, has a high level of exterior and interior finishes. This includes limestone accents on the ground floor, an expansive and attractive canopy over the lobby entrance, and high-quality doors and windows on Main Street and the Mews walkway.

Above the Units on the eighth floor are several luxury condominiums. These units have a separate dedicated lobby and access elevator, which is entered from the Mews walkway; that is, the residents of the eighth floor do not use the lobby on Main Street, and the elevators that serve the Units.

To the north is the urban core of Downtown on Main Street, with its mix of larger office buildings, retail, and restaurant uses. To the immediate south of the High-Rise building is the Ashley Mews walkway, which creates a pedestrian connection through the site from Main Street to Ashley Street. Also to the south are the 45 low-rise residential units in the PUD, and farther south, a mix of office and retail uses.

To the east is a new high-rise apartment building, which appears to be oriented to a younger population, with amenities that would appear attractive to undergraduate students. To the west are portions of the low-rise condominiums, and then the Ann Arbor Railroad track and on the other side, the Old West Side and its residential uses.

Regarding the zoning designations of the area, the Units are part of the Ashley Mews PUD. Immediately to the north is land zoned D1, the Main Street corridor; to the south is property zoned D2; to the east is land zoned D2; and to the immediate west is land zoned D2, and then the Old West Side's R4C zoning. In essence, the Units are surrounded by D1 to the north, with D2 on the remaining three sides.

The front of the Units, accessed primarily from the lobby, firmly face Main Street, and essentially seek to engage with and be a part of the Main Street urban context and activities.

V. Justification

1. The extent to which the amendment requested is necessary:

The PUD was approved by the City in 1999. Since then, the City has studied, considered, and implemented a variety of changes which seek to recognize the changing role of the Downtown in today's community, and to strengthen the Downtown as the social center of Ann Arbor. The uses of buildings in the Downtown have changed, as the ability of workers to work from locations NOT at a central office has increased over time due to the internet and other technological advancements. Then came Covid 19, which demonstrated that much work could be conducted outside of a central office. Consistent with that, DTE vacated the Units during Covid, and never returned. In essence, the Units became vacant, contributing nothing to the community or DTE.

The Petitioner purchased the Units from DTE and then re-purposed them with residential uses, including studio, one, and two bedroom apartments. Petitioner has experienced a fairly high level of rental activity. Nevertheless, Petitioner has very limited flexibility in how it might use the Units in the future if demand changes. In order to preserve the long-term viability of the Units, and the corresponding ability to contribute to the vitality and health of Downtown, Petitioner believes that the addition of the uses permitted in the D1 zoning category is necessary.

The Petitioner believes that based on the changes that have occurred in the Downtown and the general economy since 1999, it is now appropriate to amend the PUD Supplemental Regulations to allow all D1 uses within the Units. This would then treat the Units equally to and consistently with all the other buildings within the Downtown on Main Street. The changes at the Units and in the functioning of the Downtown justify the proposed amendment to the Supplemental Regulations.

2. This amendment will affect the public welfare and property rights of persons located in the vicinity in the following ways:

The proposed amendment will have little, if any, impact on property rights of persons located in the vicinity. The Units now are populated by residents, which only benefits the public welfare and does not affect the property rights of persons in the vicinity. The addition or any other uses permitted under D1 would not adversely impact the property rights of nearby persons, and again, by helping maintain viability of the building, would enhance public welfare by insuring that the building contributes to the vitality of the Downtown.

The bulk of the residents leave the Units on foot via the lobby on Main Street, or if in vehicles, through the parking garage exit. This activity would have little to no impact on any persons in the vicinity. The residents using the Units have their own lobby and elevator, such that there would be no impact on the residents of the Eighth Floor. Nor would these residents have an impact on the adjoining residents of the low-rise component of the PUD. In fact, the amendment would insure more pedestrian activity in

the area, which would benefit the public welfare by more “eyes on the street,” enhancing public safety, and help businesses in the area.

3. This amendment will be advantageous to the City in the following ways:

This proposed amendment will be advantageous to the City by allowing the Units to be used for all the uses that are currently allowed in the D1 district. This provides the best chance for the Units to be used now, and in the future, in a way that best uses the site, and allows for the maximum contribution to the health and activity within the Downtown core.

4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

This location is excellent for all D1 uses. It allows workers or residents to easily access Main Street and all it has to offer. There is convenient underground parking, so that all occupants will not have to search for parking or overburden adjoining streets. It will likely increase the pedestrian traffic south of William Street, which has acted as a “barrier” to pedestrians in the past, and in this way, contribute to a more lively Downtown pedestrian environment. Ironically, if the “hi-rise” building had not already been within a PUD district, it is very likely that it would have been zoned D1 when the City updated the Unified Development Code in 2018.

5. Any changed or changing conditions in any particular area, or in the City generally, which have a bearing on the proposed amendment:

As noted above, the conditions affecting the Units have changed since 1999. The demand for office space has decreased, and the demand for housing of all types has increased. The proposed amendment is consistent with the City’s updated Master Plan, including the Land Use Element and the Downtown Plan. It will encourage a dense land use that will foster an active street life, encourage diversity of housing opportunities, and strengthen Downtown’s role as an urban neighborhood. (Downtown Plan, at 21.) Amending the Supplemental Regulations to allow D1 uses within the Units makes good planning sense, and is consistent with all of the City planning documents and policies.

6. Other circumstances and factors which will further justify the requested amendment:

The building and the site in which the Units are located will not be changed due to this proposed amendment. And the site continues to provide all of the benefits in the PUD setting that were the basis for the City’s approval of the PUD in 1999. The building and the Units are well-suited to all possible D1 uses. In essence, given its location and scale, which matches the buildings in the Downtown core on Main Street, allowing D1 uses places the Units on equal footing with all the buildings to the north, while making no physical changes at all to the building or the site.

*See proposed revisions
on pages 3, 4, & 5*

Approved by Ann Arbor City Council
October 18, 1999
Revised May 15, 2000
Revised October 20, 2003
Revised March 19, 2007

ASHLEY MEWS PUD SUPPLEMENTAL REGULATIONS

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the unified, cohesive development of seven parcels of land, presently comprised of three zoning districts and several land uses, in a manner and with a physical configuration that optimizes the use of this site which is located within the Downtown Area.

These regulations seek to promote development that provides a mix of desirable uses arranged in such a way that is innovative and efficient; advances the City's land use plans and policies; returns underutilized and vacant sites to use; and contributes to the character of an established neighborhood.

Section 2: Applicability.

The provisions of these regulations shall apply to the property described as follows:

Commencing at the Northeast corner of Block 4 South, Range 3 East, "Original Plat of the Village (now City) of Ann Arbor," Washtenaw County, Michigan, as recorded in Transcripts, pages 152 and 153, Washtenaw County Records; thence S 00°10'30" E 95.67 feet along the East line of said Block 4 and the West line of South Main Street to the POINT OF BEGINNING; thence continuing S 00°10'30" E 351.73 feet along said East line and said West line; thence S 89°50'00" W 263.06 feet to a point on the West line of said Block 4 and the East line of South Ashley Street; thence N 00°16'10" W 297.00 feet along said West line and said East line; thence N 89°50'00" E 115.24 feet; thence N 00°12'45" W 54.73 feet; thence N 89°50'00" E 148.34 feet to the Point of Beginning. Being Lots 4, 5, 6, 11, 12, 13 and 14 and a part of Lots 2, 3, 7, 10 and 15, and a part of a vacated alley, all in Block 4 South, Range 3 East of said "Original Plat of the Village (now City) of Ann Arbor" and containing 1.98 acres of land, more or less. Being subject to easements and restrictions of record, if any.

Further, the provisions of these regulations shall be adopted and incorporated into the Ashley Mews PUD (Planned Unit Development) zoning district. These regulations, however, are intended to supplement only those provisions in the City Codes which may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Codes.

Section 3: Findings

During the public hearings on this PUD, the Planning Commission and City Council determined that:

- A. The surrounding neighborhood is located within the Core area of the City's downtown, which contains the highest densities of land development, while also being adjacent to the Interface area on its west, which contains a mixture of building types and uses. Additionally, nearby on the west is the Old West Side, an historic neighborhood of predominantly single-family residences in an urban setting.

- B. It is desirable to develop the property described above with a mixture of residential, retail and office uses.
- C. It is in the best interest of the surrounding properties and the City of Ann Arbor that the Downtown Area is preserved and enhanced by providing a high-density, mixed use development on the site which has a high quality of architectural and site design, a strong pedestrian orientation, enclosed and below-grade parking, and a variety of residential units on the lots, described above. The development will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of public health, safety or welfare.
- D. The architectural design of the buildings, the limitations on vehicular access, the enclosed parking, the design amenities of the high-rise building and residential units, the sidewalk improvements, the mid-block access, and the availability of eight units for affordable housing will provide beneficial effects for the City, as well as an appropriate transition between the downtown core and the adjacent interface areas, an enhanced pedestrian quality on South Main Street and desirable intra-block pedestrian connections to the residential component and to Ashley Street.
- E. The mixed land uses are not readily achieved within a single zoning district and would necessitate multiple variances within the existing zoning districts.
- F. The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained in this ordinance do not constitute the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

- A. Permitted principal uses of the two components of the development (as diagramed in Exhibit A, attached) shall be:
 1. Low-rise component: The following uses, together with the associated shared pedestrian access (the "mews") and drives to garages, shall comprise no less than 68 percent of the gross land area:

Single-family attached dwelling units and apartment dwelling units.
 2. High-rise component: The following uses, together with associated plaza and sidewalks, shall comprise no more than 27 percent of the gross land area.
 - a) Ground floor:

Tenant spaces with street level frontage on South Main Street, designated as B on Exhibit B, attached: retail sales including, but not limited to, apparel and accessories, variety and general merchandise, groceries, miscellaneous retail such as drugs, alcoholic beverages, antiques, art, flowers, jewelry, gifts and novelties, books, cameras, office supplies, or food and beverage service. Such businesses shall be pedestrian oriented emphasizing retail programming and incorporating the use of storefront display windows.

Tenant spaces with street level frontage on South Main Street, designated as E on Exhibit B, attached: all of the uses listed above and retail services including, but not limited to, finance, real estate, insurance and legal; motion pictures, amusement and recreation services, galleries, museums, enclosed theaters, assembly halls, concert halls or similar places of assembly or entertainment; and personal services including, but not limited to, hairdressing, dry-cleaning and

laundry pick-up or travel agencies. Retail sales businesses shall be pedestrian oriented emphasizing retail programming and incorporating the use of storefront display windows. If there is no retail sales tenant, windows shall remain unblocked, with pedestrian visibility of the building interiors that are adjacent to the sidewalk.

Tenant spaces with street level frontage on South Main Street, designated as A on Exhibit B, attached: all of the uses listed above allowed in Areas B and E, as well as a learning center containing high-technology communications and learning facilities. Retail sales businesses shall be pedestrian oriented emphasizing retail programming and incorporating the use of storefront display windows. If there is on retail sales tenant, windows shall remain unblocked, with pedestrian visibility of the building interiors that are adjacent to the sidewalk.

Remainder of tenant spaces, designated as C and D as shown on Exhibit B, attached: all uses as described above for Areas A, B, and E; business services including, but not limited to, duplicating, blueprinting, printing, photographic reproduction and film processing; child care center, nursery school, and offices.

All uses permitted in D-1 zoning

- b) On the second through ninth floors: offices, comprising no more than 65 percent; and apartment dwelling units, comprising no less than 10 percent of the floor area of the high-rise structure.
- c) The balance of the high-rise floor area shall be for mechanical and common areas serving the entire building.
- d) Specifically excluded uses are automobile-oriented retail businesses or other uses which tend to detract from or interfere with a higher intensity of pedestrian activity.

B. Permitted accessory uses of the two components shall be:

1. Low-rise component:

- a) Family day care home, if licensed by the State of Michigan.
- b) Home occupation, subject to all the performance standards provided under the City of Ann Arbor Code of Ordinances.
- c) A maintenance and management area, and a utility structure, provided that they are located so as not to be detrimental to the residential character of the mews, the landscaping, the pedestrian environs or the architectural design of the unified development.
- d) Enclosed or below-grade vehicle parking solely for the use of the residents, tenants, employees, or guests.

2. High-rise component:

- a) Home occupation, subject to all the performance standards provided under the City of Ann Arbor Code of Ordinances.
- b) Meeting rooms, conference rooms, a kitchen, a dining area, a social club or a recreation unit, incidental to the primary uses, located within the interior of the building for use solely by occupants and guests of the Ashley Mews PUD and which shall not be a service customarily carried on as a business.

- c) Outdoor seating areas, provided that the areas are located so as to not interfere with pedestrian passage between South Main and South Ashley and to not be detrimental to the residential character of the adjoining low-rise component of the PUD. Food and beverage service and consumption is permitted in these seating areas.
- d) Vehicle parking solely for the use of the residents, tenants, employees, or guests.
- e) Areas for maintenance and management of the building.

✱

C.

Setbacks

f) *All accessory uses permitted in D-1 zoning.*

Front: East- Low-rise component - 5 feet minimum from property line at South Main.
High-rise component - 5 feet maximum from property line at South Main for 70 percent of the length of the front of the building.

West - Low-rise component - 7 feet minimum from the property line at South Ashley.
High-rise component - 125 feet minimum from the property line at South Ashley, except that the minimum setback shall be 8 feet from any property line that doesn't front South Ashley.

Side: North - Low-rise component - 25 feet minimum.
High-rise component - 10 feet minimum.

South - Low-rise component - 10 feet minimum.
High-rise component - 10 feet minimum.

Rear: There are no rear setbacks, because the property is situated with frontage on two streets.

D. Height

Low-rise component - 40 feet maximum, with a street facade maximum of 32 feet, measured from the sidewalk to mid-peak of the roof.

High-rise component - 150 feet maximum.

E. Lot Size - The minimum lot size of the PUD zoning district shall be 86,224.5 square feet. The PUD may be divided into no more than two lots, in accordance with laws of the State of Michigan; provided, however, that no lot shall be smaller than 16,425 square feet and easements shall be recorded providing for, but not limited to, shared access, parking and utilities, continuation of established architectural character, and integrated maintenance and landscaping.

In the event of a land division, no minimum setbacks are required from lot lines in the interior of the PUD in order for the petitioner to have maximum flexibility to achieve the goals of the integrated development. However, building placement, spaces provided for vehicular and pedestrian circulation and for usable open space and landscaping shall be reviewed and approved on the PUD site plan to insure optimum safety, functionality and amenity for the residents, occupants, employees and users of the PUD.

F. Lot Area Per Dwelling Unit and Floor Area Ratio Requirements

Low-rise component - Minimum lot area per dwelling unit shall be no less than 1,223 square feet, based upon an allocation of 58,704 square feet of the gross land area, as illustrated in Exhibit A, attached.

High-rise component - Floor area in percentage of lot area for the high rise shall be no greater than 541 percent, based upon an allocation of 24,247 square feet of the gross land area, as illustrated in Exhibit A, attached.

G. Parking

Vehicular: Low-rise component- no fewer than one enclosed space per dwelling unit.
~~High-rise component - no fewer than 120 enclosed spaces within the building.~~

Bicycle: Low-rise component -

Class A - no fewer than one space per dwelling unit.

Class C - no fewer than 6 spaces, disbursed throughout the mews.

High-rise component -

Class A - one space per dwelling unit; no fewer than 6 total spaces for office/retail users.

Class C - no fewer than 12 spaces, located near the entrances to the building.

Classes are as defined in Ann Arbor Code, Chapter 59.

H. Site Access

Vehicular: Access to the site shall be limited to two driveways from South Ashley.

Pedestrian: A cross-site continuous access between South Main and South Ashley Streets in an approximate location as shown in the cross-hatched area on Exhibit A, attached, and totaling not less than 6,800 square feet in area, shall be provided for the residents and users of the single-family dwelling units, office building, and retail uses, and for public pedestrian use in perpetuity.

I. Architectural Design

1. General (applicable to both low-rise and high-rise components):

- a) Principal exterior material of all buildings shall be brick, with accent materials of painted or clad wood, cast stone, limestone, or granite.
- b) Building facades shall be detailed and shall provide architectural relief, accent materials, fenestration, and varied roof lines on all sides of the buildings.
- c) Transformers, meters, rooftop mounted equipment, and loading/service areas shall be screened, utilizing materials consistent with the principal and accent materials of the buildings.

2. Low-rise: Units shall have a minimum of 4/12 roof pitch; individual entrances with porches or similar elements oriented to the street or mews; and windows with a vertical orientation, of wood or metal with simulated or true divided lights, and not exceeding 35 percent of the facade area. If muntins are utilized, they shall be exterior, of wood or metal.

3. High-rise: The structure shall have a principal pedestrian entrance on South Main Street, with a secondary pedestrian entrance oriented towards the mews and plaza; street level frontage with a minimum of 65 percent clear glass. The design of the building shall include a clearly identifiable base of not more than two stories with an enhanced level of detail, pedestrian scale elements and marquees or canopies; a middle office section

with window or window units separated by solid masonry and terminating in a cornice at the top of the seventh floor; and a top residential penthouse which includes a setback from the entire perimeter, a distance of no less than 20 percent of the height above the seventh floor.

J. Landscaping and Site Amenities

1. The mews and plaza areas shall contain elements of an urban character as shown on the landscape plan, designated A001, dated 3-1-99 and revised 11-17-99, as prepared by Luckenbach Ziegelman Architects, including: a predominance of decorative block or brick paving for pedestrian ways; deciduous trees or, where subsurface construction precludes tree growth, trellises; benches or seating walls; post-mounted, wall-mounted, and trellis-mounted exterior lights; one or more flagpoles; and not less than one significant decorative focal point, such as a sculpture, a fountain, a sculptural wall, or similar feature.
2. Any paved surface materials for walks, mews and plaza shall meet performance standards of the City of Ann Arbor Public Services Department Standard Specifications.

K. Phasing - The project shall be built in a single phase, by initially commencing the site work and infrastructure for the entire project. Construction of the high-rise and the low-rise components shall be sequenced in accordance with good construction practice, except that no certificates of occupancy for either component may be granted until building permits have been obtained and construction beyond the initial site and infrastructure have commenced for the other component.

L. Affordable Housing - Eight dwelling units shall be made available to the CITY for purchase for affordable housing, at a negotiated price and under negotiated terms reasonably acceptable to the CITY and the PROPRIETOR. All matters of policy, including, but not limited to, ownership, disposition, administration, management, and eligibility for occupancy of the units, and the definition of "affordable housing," shall be determined solely by the CITY, with the sole exception that these units may be subject to provisions in the Condominium Master Deed, except for any provision that would prevent the conveyance and/or ownership of these units as affordable housing.

M. Definitions

1. Mews - The pedestrian access as shown on Exhibit A, and labeled "Cross-Site Access (Mews)."
2. Plaza - The portion of the PUD, open to the sky, and bounded on the north and east by the high-rise component, on the west by the low-rise component, and on the south by an imaginary line extending from the south facade of the high-rise component west to the low-rise component, as shown on Exhibit A, and labeled "Plaza."

SCOTT E. MUNZEL, P.C.
OF COUNSEL, DEVER EBY ISSA

301 N. MAIN STREET
SUITE 100
ANN ARBOR, MI 48104
734 994 1295 X137
SEM@MUNZELLAW.COM

SEM@DEVEREBYISSA.COM

To: Mariana Melin-Corcoran, City of Ann Arbor Planning Department
From: /s/Scott Munzel
Re: Report on Citizen's Participation Meeting- Amendment of Ashley Mews PUD
Supplemental Regulations
Date: December 28, 2025

414 S. Main Street LLC (414) held the Citizen's Participation meeting in person at 6:45 PM on December 18, 2025, at the office of Scott E. Munzel at 301 N. Main Street, Ann Arbor, related to its proposed amendment of the Ashley Mews PUD Supplemental Regulations. Prior to the meeting, 414 submitted the proposed postcard for review by City Planning staff, and had ordered the list of names to whom the postcard would be sent. The list provided by the City contained 1,978 names of individuals, occupants, or groups. In addition to the mailings, 414 provided a copy of the postcard to the City for posting on the City's website for the general public.

The postcards were mailed out by Dollar Bill Copying on December 1, 2025, informing of the meeting to be held at 6:45 PM on December 18, 2025. The postcards contained all the information required by Unified Development Code Section 5.28.4(B).2.b., and all the information required by the "Developer's Guide" prepared by City staff. The postcard provided contact information for questions or more information.

Right around 6:45 PM, there were 6 public attendees, one in-person attendee from the development team (me), and 2 attendees from the development team appearing via zoom, whose names are listed at the end of this report. The discussion started a bit before 6:45 and began more formally at around 7:00 PM. We did not use any visual aids in the presentation (except for the zoning map included in the postcard) because the amendment does not propose any physical changes to the site plan. I gave a presentation that included all of the information required for Citizen Participation meetings, and explained the proposal- that 414 seeks to amend the PUD Supplemental Regulations to allow all uses permitted in the D1 zoning district (just to the north of the 414 site). Steven Kalabat, one of the owners of 414, then provided information on the substance of the proposed amendment and responded to questions and comments.

A discussion followed, in which the following questions/comments were made, with the following responses:

1. Why change the Supplemental Regulations? What is the goal? The original PUD was for a corporate headquarters for DTE, and the uses were limited. 414 wants to conform and have the same flexibility and potential uses as the rest of Main Street to the north. They are seeking long term viability and flexibility in case the market changes in the future.
2. Why short-term rentals? While the building is 90% rented, and the owners are satisfied with the current use with longer term rental tenants, there could be some market shift in

the future where some amount of short-term rentals are preferable, and the owner would like the flexibility to provide that type of rental option to the public.

3. Why does 414 need a change to the PUD? 414 wants the possibility of the same uses as all other buildings on Main Street for future.

The meeting finished at about 7:30 PM.

Prior to the meeting, the President of the Townhouse Condominium Association contacted me and asked for some discussion regarding maintenance of the Mews walkway area as well as some pumps that serve both his Association and the "hi-rise" condominium association. Those discussions will occur early in the New Year.

I asked if anyone wanted a copy of this report and no one indicated that they were interested.

The attendees were:

Elizabeth Nelson

Henry Nelson

Paul W. Newhouse

Verena L. Brunner

Ron Dankert

Jeff Portser

Steven Kalabat- development team

Barry Pincus- development team

Scott Munzel- development team

Cc: Barry Pincus

Brad Pincus

Steven Kalabat

Clint Mansour

CITIZEN PARTICIPATION MEETING

12/18/25 6:45 PM

SIGN IN SHEET

Elizabeth Nelson

Henry Nelson

Paul W. Newhouse

Verena L. Brunner

Ben / DANIEL PET

SSA GALEN CR.

#2 4/8/23

JEFF PORTER

414 S. MAIN ST 200

ANN ARBOR 48104