

ZONING / SITE DATA AND COMPARISON CHART

	EXISTING	R4C PERMITTED/ REQUIRED	D1 COMPARISON	D2 COMPARISON	R4E COMPARISON	PROPOSED
USE	RESIDENTIAL APARTMENT	MULTIFAMILY	RESIDENTIAL APARTMENT	RESIDENTIAL APARTMENT	RESIDENTIAL APARTMENT	RESIDENTIAL APARTMENT
BLD'G. ENVELOPE AREA	1,745 SF	-	-	-	-	9,776 SF
FLOOR AREA RATIO	-	NONE	400%, 900% w/ PREMIUMS	200%, 400% w/ PREMIUMS	NONE	551.37%
TOTAL FLOOR AREA	3,244 SF	NONE	65,040 SF 146,340 SF w/ PREMIUMS	32,520 SF 65,040 SF w/ PREMIUMS	NONE	89,653 SF
LOT AREA	16,260 SF (0.37 ACRES)	8,500 GROSS SF MIN.	16,260 SF (0.37 ACRES)	16,260 SF (0.37 ACRES)	16,260 SF (0.37 ACRES)	16,260 SF (0.37 ACRES)
LOT WIDTH	78.25'	60.0' MIN.	NONE	NONE	120.0' MIN.	78.25'
OPEN SPACE	-	40% MIN. OF LOT AREA	NONE	10% MIN. OF LOT AREA	40% MIN. OF LOT AREA	6,977 SF 42.9%
ACTIVE OPEN SPACE	-	300 SF MIN. PER D.U.	NONE	NONE	150 SF MIN. PER D.U.	6,805 SF (75 SF PER D.U.)
BUILDING HEIGHT	32.0'	30.0' MAX.	180.0'	60.0'	NONE	85.0' 8 STORIES
LOT AREA PER D.U.	-	2,175 SF / D.U. (20 D.U. / ACRE)	NONE	NONE	580 SF / D.U. (75 D.U. / ACRE)	180 SF / D.U.
BUILDING UNITS	2	7	N/A	N/A	28	90-100
BEDROOMS	12	42	N/A	N/A	168	182
SETBACKS						
FRONT	63.04'	25.0' MIN.	0.0' MIN., 1.0' MAX.	30.0' MIN.	15.0' MIN., 40.0' MAX.	E SIDE: 30.0' W SIDE: 54.83'
REAR	99.24'	30.0' MIN.	NONE	30.0' MIN.	30.0' MIN.	10.0'
SIDE	E: 16.67' W: 12.57'	12.0' MIN. PLUS HT. & LGTH. INCREASES	NONE	E: 30.0' W: 0.0'	10.0' MIN. PLUS HT. & LGTH. INCREASES	E: 10.0' W: 0.0'
VEHICLE PARKING	-	NONE	NONE	NONE	NONE	24 SPACES
BICYCLE PARKING	-	1 SPACE PER 5 D.U. 50 % CLASS A, 50% CLASS C	1 SPACE PER 5 D.U. 50 % CLASS A, 50% CLASS C	1 SPACE PER 5 D.U. 50 % CLASS A, 50% CLASS C	1 SPACE PER 5 D.U. 50 % CLASS A, 50% CLASS C	(88) CLASS A

120 Packard

A P A R T M E N T S

120 Packard Street
ANN ARBOR, MI

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June 13, 2023