

PLANNING STAFF REPORT

For the Planning Commission Meeting of September 16, 2025

**SUBJECT: 2502 Packard Street (The George) Site Plan for Planning Commission Approval
SP24-0019**

PROPOSED PLANNING COMMISSION MOTION

The Ann Arbor Planning Commission hereby approves SP24-0019, 2502 Packard Street Site Plan, version 5 dated August 15, 2024 and recommends the City Council approve a Development Agreement for a parkland contribution.

SUMMARY:

A proposed site plan to construct a four-story, 46-unit apartment building with ground floor retail space on the site of an existing four-story, 249-unit apartment building.

LOCATION:

This site is located on the west side of Packard Street between Pine Valley Boulevard and King George Boulevard, in the south area of the City in Ward 4.

STAFF

RECOMMENDATION:

Staff recommend that the site plan be approved because it meets the standards of approval for site plans provided in Section 5.29.6 of City Code Chapter 55, the Unified Development Code.

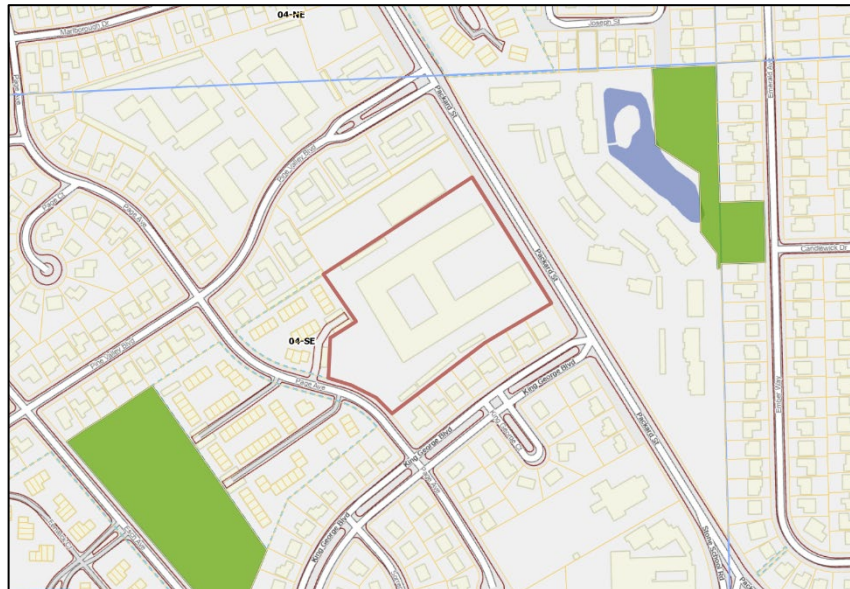


Figure 1: Location Map

EXISTING CONDITIONS:

The 6.5-acre site, zoned C1B Community Convenience Center, is developed with a four-story 249-unit apartment building of approximately 365,000 square feet. The building includes a basement parking garage for 150 vehicles and 56 Class A bicycle parking spaces. A parking lot surrounds the building for an additional 350 vehicles and 8 Class C bicycle parking spaces.

The Packard Square Site Plan for City Council was approved on May 2, 2011 to construct a four-story, approximately 360,000-square-foot mixed-use building with 230 apartments and 24,000 square feet of ground floor retail space with 454 vehicle parking spaces. Four site plan amendments for minor changes were subsequently approved, then The George Site Plan for Planning Commission was approved on August 3, 2022 to convert the ground floor retail area to 42 additional apartments.¹

Prior to being developed as Packard Square-The George, the site was the Georgetown Mall shopping center, developed in the 1960's.

PROPOSED SITE PLAN:

The proposed site plan adds a four-story building fronting Packard Street in between the north and south wings of the existing building, replacing 42 surface parking spaces and an approximately 1,200-square



Figure 2: Rendering of proposed building showing location between wings of existing building.

¹ Approval history:

- SP11-001 Packard Square Site Plan for City Council, approved May 2, 2011, to develop a mixed-use building with 230 apartments and 24,000 square feet of ground floor retail.
- SP11-030 Packard Square Site Plan Amendment #1, approved January 31, 2013, for minor amendments to the parking lot arrangement and building façade elevations.
- SP16-066 Packard Square Site Plan Amendment #2, approved February 24, 2017, for minor amendments to the parking lot arrangement, trash and recycling enclosures, and Class A bicycle spaces.
- SP17-026 Packard Square Site Plan Amendment #3, approved December 4, 2017, for minor amendments to the parking lot arrangement, fire hydrant placement and pool equipment.
- SP18-043 The George Site Plan Amendment #4, approved November 1, 2018, for minor amendments to the parking garage and installing an electric vehicle charging station.
- SP22-008 The George Site Plan for Planning Commission, approved August 3, 2022, for major changes to convert 24,000 square feet of retail space to 42 apartments.
- SP24-0019 The George Site Plan for Planning Commission, pending approval, to develop a second four-story, mixed-use building with 46 apartments and small street-level retail area.

foot grass area. The new building will contain 46 apartments and a small retail space adjacent to the Packard Street sidewalk. The first floor is divided and has an opening to allow internal transportation circulation across the front of the site, maintaining a continuous loop around the interior of the site.

Site improvements such as repairs to the stormwater management system and regrading for improved drainage, additional trash and recycling facilities, and a new fire hydrant, are proposed to support the new building.



Figure 3: Rendering of proposed new building from southeast.

A parks contribution of \$33,750 will be made for the additional households in the city.

With the proposed building, the site will be developed with around 415,000 square feet of total floor area in two four-story buildings and will have 450 vehicle parking spaces in a parking garage, carports and surface lots, plus 64 bicycle parking spaces.

ANALYSIS:

The city's development review team has reviewed the site plan for compliance with applicable standards in the UDC (Unified Development Code), Public Services Standard

Specifications, Solid Waste Standard Specifications, International Fire Code, and

Rules of the Washtenaw County Water Resources Commissioner. The team conducted reviews for planning, fire, solid waste, stormwater, SESC (soil erosion and sedimentation control), urban forest/natural resources, engineering, park planning, and transportation engineering.



Figure 4: Rendering of proposed new building, highlighting opening on first floor to allow transportation circulation around the site. View from northeast.

SITE PLAN REVIEW SUMMARY	
Article V and Procedures	
General Procedures	Type 2 Community Participation – completed
Specific Procedures	Site Plan for Planning Commission Approval – required, submitted
Article III Use Regulations	
Permitted Use, Specific Standards	Existing and proposed residential, retail – permitted, no use specific standards
Article IV Development Standards	
Dimensional Standards	
FAR	Proposed 146%, max 150% - complies
Setbacks	Front proposed 11', min 10' – complies Side and rear – not applicable
Height	Proposed 50'4 stories, max 50'4 stories – complies
Special Standards	
Setback Alternatives	Not used.
Exceptions to Height Limits	Not used.
Parking	
Vehicle	Proposed 457 spaces with 12 EV chargers installed, min 0 with 10% EV chargers installed – complies
Bicycle	Existing 64 spaces (56 Class A, 8 Class B), min 61 (31-A, 30-C) – complies
Landscaping, Screening, and Buffering	
Urban Forest/Natural Resource Review	Approved
Streets and Access	
Engineering Review	Approved
Stormwater Management and Soil Erosion	
Stormwater Review	Approved
SESC Review	Approved
Natural Features	
Urban Forest/Natural Resource Review	Approved
Outdoor Lighting	
Color Spectrum Management	Min 70 CRI, max 3000K CCT - complies
Luminaire Design and Installation	Complies
Other Reviews	
Engineering	Approved

SITE PLAN REVIEW SUMMARY	
Park Planning	Approved – Contribution of \$33,750 to Bicentennial Park from new dwelling units
Fire	Approved
Solid Waste	Approved
Transportation Engineering	Approved

Prepared by Alexis DiLeo, Principal Planner

Reviewed by Hank Kelley, Deputy Planning Manager

Attachments: Zoning Map

Aerial Photo

SP24-0019 (2502 Packard St) Site Plan v5