

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 19, 2025

SUBJECT: 841 Broadway Street Site Plan for Planning Commission Approval
Project No. SP24-0003

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 841 Broadway Street Site Plan Version 7 dated July 16, 2025.

STAFF RECOMMENDATION:

Staff recommend that the **site plan** be **approved**, because the contemplated development will comply with all applicable state, local, and federal law, ordinances, standards and regulations. The development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

LOCATION:

This site is located on the north side of Broadway Street, east of Depot Street and west of the Huron River. This site is located in the Central Area and the Huron River Watershed.

SUMMARY:

A proposed plan to construct a four-story, 22-unit apartment building, of which 18 units will be affordable, along with 973 square feet of commercial space on the ground floor. The project is part of the larger 841 Broadway PUD (SP19-048) within the same footprint as the site originally proposed to be a one-story commercial building. The proposed project is in the 841 Broadway PUD and located in Ward 1.



Figure 1: Location Map

HISTORY:

The Huron River was re-routed from the middle of this site to its current location in 1915. The site was used by the Michigan Consolidated Gas Company as a coal gasification facility in the early part of the 20th century. During this period of use, the soil was contaminated. The gasworks operation ended decades ago and Michcon removed many of the older structures and eventually replaced them with a service center in the middle to latter part of the 20th century. Over the past few years, DTE Energy (formerly MichCon) has removed all the structures on the site. The access drive, parking lots, and building pads remain.

In 2012 as part of the ongoing environmental remediation of the site, DTE Energy removed contaminated soil in some locations, replaced the soil with clean fill, and constructed a containment cap along the Huron River. The work required the removal of landmark trees along the riverbank in order to remove contaminated soil. The work and the resulting disturbance to the protected Natural Features (landmark trees, river buffer) on the site required approval from the Planning Commission. The work also triggered the need for a storm water detention system to be provided on the site. It was determined that because contaminated soil would remain after remediation, installing a new detention system will be harmful to groundwater and the Huron River. The petitioner could have avoided providing detention systems if they removed the impervious surface on the site. However, removing impervious surfaces would allow contaminants in the soil to leach into the Huron River and ground water. At that time since no development was proposed, it was agreed that leaving the existing impervious surfaces would continue to provide a cap on top of the contaminated soils that remained after initial remediation. The plan was consistent with Part 201 of the Michigan Natural Resources and Environmental Protection Act

On May 15, 2012, the Planning Commission granted approval of the natural features disturbance plan contingent upon a variance granted by the Zoning Board of Appeals (ZBA) from providing required storm water detention on the site. On May 23, 2012, the ZBA granted the requested variance.

On July 1, 2019, the City Council approved the Area Plan and PUD for the subject parcel. This approval set the parameters for development of the site.

On September 21, 2020 the City Council approved the original site plan (SP19-048) consistent with the Area Plan and PUD Supplemental Regulations, as well as the first development agreement.

An amendment to the Development Agreement was approved by City Council on January 23, 2023.

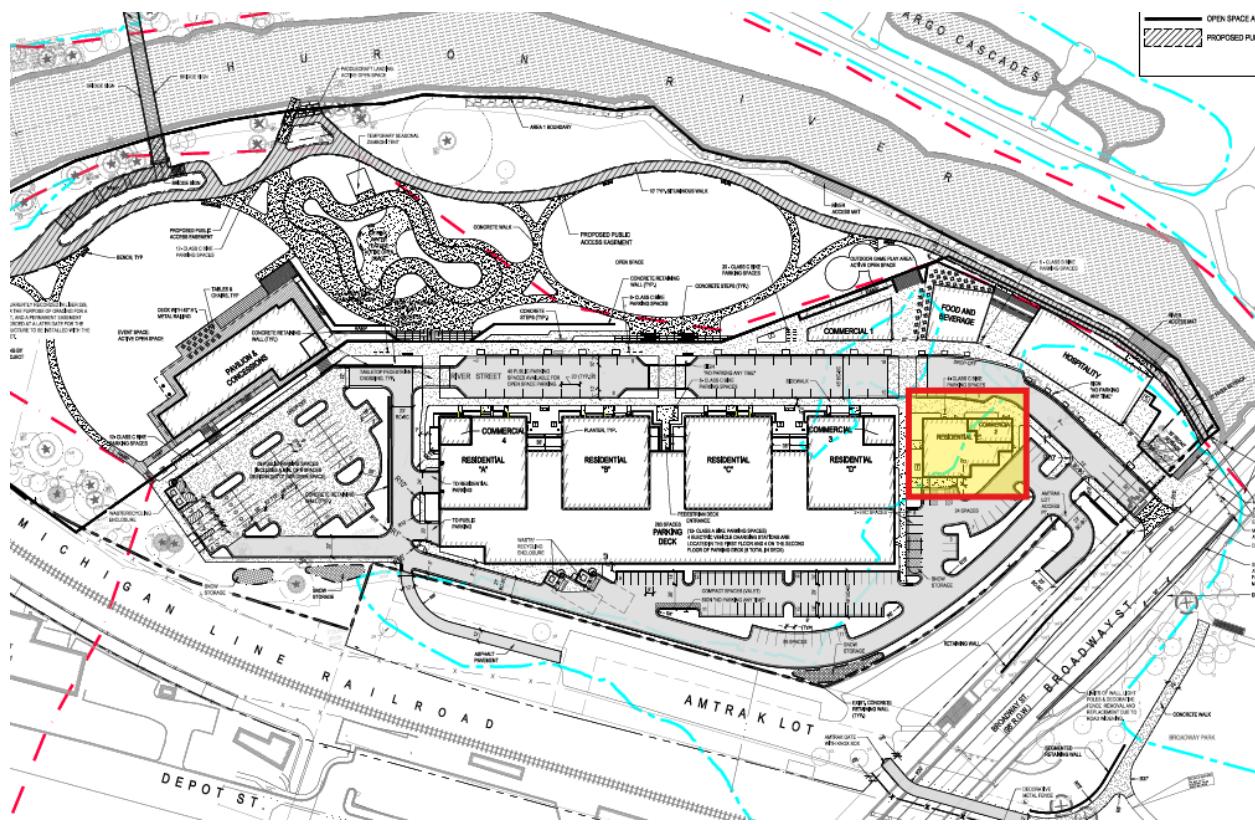


Figure 2: Site Plan Detail of Proposed Development

PROPOSED DEVELOPMENT:

The January 23, 2023 Amendment to the Development Agreement modified the affordable housing provision as follows:

Paragraph P-28 from the July 17, 2020 Agreement shall be replaced with the following:
(P-28) Prior to the issuance of the first certificate of occupancy, to pay to the CITY an affordable housing contribution of \$2,057,350 to be deposited in the City of Ann Arbor Affordable Housing Fund in compliance with the applicable PUD Ordinance Standards of July 2019 and the approved Supplemental Regulations for this Property, unless prior to the issuance of such certificate of occupancy the CITY and DEVELOPER have agreed-upon a plan for DEVELOPER constructing at least 15% of total Project Units as Affordable Housing for Low Income Households as defined in the Code and in compliance with the PUD Zoning and Site Plan.

The project originally intended to provide payment in-lieu for affordable housing; however, SP24-0003 proposes to build the affordable housing on-site, pursuant to the paragraph in the Development Agreement Amendment above.

Specifically, the project intends to replace a proposed one-story commercial building with a four story, 22-unit apartment building of which 18 units will be affordable, with 973 square feet of commercial space in part of the ground floor. This building will occupy the same footprint as the

proposed commercial building. The ground floor will be 4,345 square feet and the gross area will be 20,299 square feet. Six two-bedroom and 16 one-bedroom apartments will be provided.

RESIDENTIAL			
	DESCRIPTION	GROSS SF / GROUND FLR	HEIGHT
Residential Condominium Building	6 Floors of Residential Units 96 Units	158,106 / 13,564	75'
Residential Apartment Building	4 Floors of Residential Units 22 Units	20,299 / 4,345	51'-8"
Parking Deck	2 Floors of Structured Parking connected to residential building	98,271 / 53,135	25'
COMMERCIAL			
Hospitality	9 Floors, 148 Keys	93,946 / 8,744	105'
Food and Beverage	1 Floor	5,600 / 5,600	30'
Commercial Buildings 1 & 2	1 Floor	6,600 / 6,600 2,543 / 2,543	24'
Commercial Building 2	1 Floor, Located in base of Residential Apartment Building	973 / 973	13'-4"
Commercial 3 & 4	1 Floor, Located in base of Residential Condominium Building	1,600 / 1,600	14'
PUBLIC AMENITY			
Pavilion & Concessions	1 Floor	9,722 / 9,722	34'
TOTAL		373,045 SF / 98,965 391,060 SF / 100,266	

Figure 3: Site Development Changes Summary Table (strikethrough indicates changed items)



Figure 4: View Looking South

DEVELOPMENT STANDARDS REVIEW:

The proposed site plan complies with all applicable development review standards of the 841 Broadway PUD Supplemental Regulations approved at the July 1, 2019 meeting of the City Council.

SITE DATA COMPARISON CHART

ZONING	PUD	
	Mixed Use	
	Allowable/Required	Proposed
SITE USE	Per July 1, 2019 Council Amended Supplemental Regulations	Mixed Use (Refer to Proposed Use, Floor Area and Height Table for breakdown)
LOT AREA Gross	n/a	13.814 Acres
Net	n/a	13.814 Acres
FLOOR AREA (SF)	n/a	373,845 391,060
FAR - Floor Area Ratio (Floor area as a Percentage of Lot Area)	80% Maximum	62.1% 64.99%
FLOOR AREA per Non-residential Use (SF)	No Maximum	245,738 114,384
LOT SETBACKS Front	35' Min, 80' Max.	68'
Side & Rear	0'	n/a
North Property Line	20'	29'
BUILDING Height	Residential: 80' Non-residential: 105'	Residential: 75' Non-res.: 105'
Stories	n/a	n/a
PARKING - Vehicular	Per July 1, 2019 Council Amended Supplemental Regulations	475 (Incl. 3 standard and 6 van BF Spaces) and 10 Electric Vehicle Charging Stations/Spaces
PARKING - Bicycle	Per July 1, 2019 Council Amended Supplemental Regulations	85 Required, 85 Provided, as shown on CS100
LANDSCAPING	See sheets LP101 thru LP103	
OPEN SPACE	6 AC.	6.09 AC.
IMPERVIOUS SURFACE	60% (8.29 AC)	57% (7.81 AC.)

Figure 5: Site Comparison Chart (strikethrough indicates changed items)

CITIZEN/COMMUNITY PARTICIPATION:

In conformance with Type 2 Application requirements, notification of the proposed development activity was sent to all residents and property owners within 500 feet of the site. Five written questions were received. The applicant's summary can be found in the STREAM website at stream.a2gov.org by searching plan number SP23-0003.

SERVICE UNIT COMMENTS:

The site plan and application materials were reviewed by the staff from the Planning, Downtown Development Authority, Fire Marshal, Forestry/Natural Resources, Parks, Engineering, Systems Planning, Solid Waste, Land Development, and Transportation units.

Prepared by Julia Shake, Senior Planner
Reviewed by Hank Kelley, Deputy Planning Manager

Attachments: Site Plan V7 July 16, 2025
Recorded First Amendment to the 814 Broadway Development Agreement
841 Broadway Supplemental Regulations
Zoning Map
Aerial Map
[STREAM link to all project file documents \(SP24-0003\)](#)

c: Applicant – Stantec (Michael Decoster)
Applicant – Roxbury Group (David Di Rita)
Applicant – Roxbury Group (James Van Dyke)
Project No. SP24-0003 (MIX-PROJ24-0004)