



City of Ann Arbor Planning Services

301 East Huron Street, Ann Arbor, Michigan 48107

Phone: 734-794-6265 Email: planning@a2gov.org Web: www.a2gov.org/planning

Follow these instructions for a PUD (Planned Unit Development) Pre-Petition Conference, the official first step to applying and receiving approval for a new PUD Zoning District or an amendment to existing PUD Supplemental Regulations.

Application for PUD Pre-Submittal Conference

Petitioner Information

Full Name: ***Lincoln Ventures, LLC, 2340 Guadalupe St, Austin, TX 78705***

Interest in the Land (i.e. owner, land contract, option to purchase, etc.):
Purchase agreement signed.

Additional Interested Person and Relationship:
Click or tap here to enter text.

Site Information

Address(es) or description of the existing or proposed PUD Zoning District:
707, 709, 721 Church Street

Proposal Information for New PUD Zoning Districts

1. Describe the proposed development program, including ...
 - a) What is the objective, purpose and beneficial effect for the City that will be achieved by the proposed PUD zoning district?
To achieve greater efficiency in use of a limited resource namely city land – To help reduce a housing shortage in the city while allowing public enjoyment of on-site amenities. Beneficial effects to the city are manifold (see additional supplemental submission) and include, on-site stormwater management (now completely lacking), helping ease the housing crisis now ongoing, affordable housing expansion within the city, reduction of onsite carbon emissions thru a largely electric-only building, on-site electric generation through solar and potentially wind applications, and reduction of energy use per occupant through energy efficient design.
 - b) Explain why this beneficial effect cannot be achieved under any other zoning designation.
This project proposes a mixed-use development with residential density equivalent to that permitted in D1 zoning but D1 zoning is not available outside the DDA boundaries.
 - c) Explain how the proposed PUD zoning district is consistent with the Comprehensive Plan recommendations for the site.
The proposal is compatible with many elements of the city's comprehensive plan (***see additional supplemental submission***)

2. Prepare a comparison chart in a separate document or on the conceptual PUD site plan, comparing the proposed PUD uses, density, area, height, placement, landscaping, buffering, screening, any additional standards to those of the current zoning designation and similar zoning designations. *(see additional supplemental submission materials)*
3. Prepare a conceptual PUD site plan to illustrate the proposed development program on the subject site.

Proposal Information for Amendments to PUD Supplemental Regulations

1. Provide the name of the PUD Zoning District and Supplemental Regulations to be amended:
Click or tap here to enter text.
2. Provide a marked copy of the PUD Supplemental Regulations with the current supplemental regulations and proposed amendments.
3. Provide a conceptual PUD Site Plan to illustrate the proposed amendments on the subject site.

Meeting Request

The Planning Commission meets for working sessions on the second Tuesday of each month. Consult the posted meeting calendar for specific dates. Indicate here your requested working session meeting at which you will present the proposed Planned Unit Development. If your requested working session is not available for new agenda items, you will most likely be scheduled for the next month's working session.

Requested working session meeting: February 23^h 2023

Submitting Materials

Submit this completed application along with the proposal information, including separate comparison chart and conceptual PUD site plan documents, to the Planning Department at planning@a2gov.org. Indicate "Request for PUD Pre-Submittal Conference" in the subject.

October 2022