

August 6, 2021

Matthew Kowalski  
Planning Services  
City of Ann Arbor  
301 E. Huron St  
Ann Arbor, MI 48104

Re: Pre-Petition Conference  
340 Depot St. – Redevelopment  
Project #: 20-810

Dear Commission:

We would like to formally request a PUD Pre-Petition Conference in regard our parcel at 340 Depot St.

Applicant/ Architect    Hobbs+Black Architects  
Attn: Wayne Chubb, AIA  
wchubb@hobbs-black.com  
734-663-4189

Owner:                    Mark Pfaff

Civil/Landscape        Midwestern Consulting  
Tom Covert

Site:                    340 Depot St

Existing Conditions: .15-acre parcel zoned C1-B with existing non-conforming 1 story building occupying the owner's commercial office. Access to the small parking field is off an alley easement that runs n/s on the west side of the property. The property backs up to the recently approved PUD building 325 Depot St also referred to as The Garnet. Refer to the plan and aerial included. With the approved PUD on 325 Depot and the neighbor to the East our parcel has 2-15' land use buffers in addition to the 10 front setback resulting in an almost unbuildable parcel,

### Proposed PUD Program:

Proposal outlines a 2-story mixed-use building including small retail and commercial on the first level and 4 residential rental units on the second. Ground level is proposed to include lobby, associated utilities, and parking for the residential and commercial uses.

Proposed building conforms to the existing C1-B zoning in use, area, and height. Although, the conflicting land-use buffer requirement on the south and east side of the property restrict the developable area to an inefficient building. Per conversations with staff a variance is not permissible to alleviate the conflicting land-use buffer and therefore the PUD path was suggested as only route.

As a parcel with limited space and still under development, we are proposing and/or considering the following benefits:

1. Aligning the parcel more closely with the City's Master Plan (refer to list below)
2. Providing additional Class 'A' Bike Parking
3. Providing an additional parking above required
4. Sustainable Elements (under investigation and consideration):
  - a. E/V Charging
  - b. Solar on Roof vs Green Roof
  - c. All Electric Building
  - d. High quality durable building exterior materials
  - e. Massing that establishes a street-wall

### Master Plan Alignment (per "III. Goals in the Central Area")

#### Goal A

Objective 1: Adding a building that enhances the local neighborhood by adding small residential and supporting commercial in the C1-B district.

Objective 2: Our project is investigating the partnership with a small local retail/bodega tenant to serve the neighborhood and train station.

Objective 3: No residential is being displaced.

Objective 4: Proposed project is in scale and character with the neighborhood.

Objective 6: Expand the housing supply with a small scale rental unit type.

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Goal B

Objective 2: Site is under utilized and proposed development is compatible to goals of the area

Objective 3: Proposed project provided multi-family housing and a mixed-use building aligning with objective.

Objective 5: Project provides neighbor-hood oriented business

Objective 6: Proposal creates an inviting streetscape and enhancement of the pedestrian sidewalk experience.

Objective 7: Proposed building scale is in line with neighboring uses.

Thank you for consideration of our proposal.

Sincerely,

**HOBBS+BLACK ARCHITECTS**



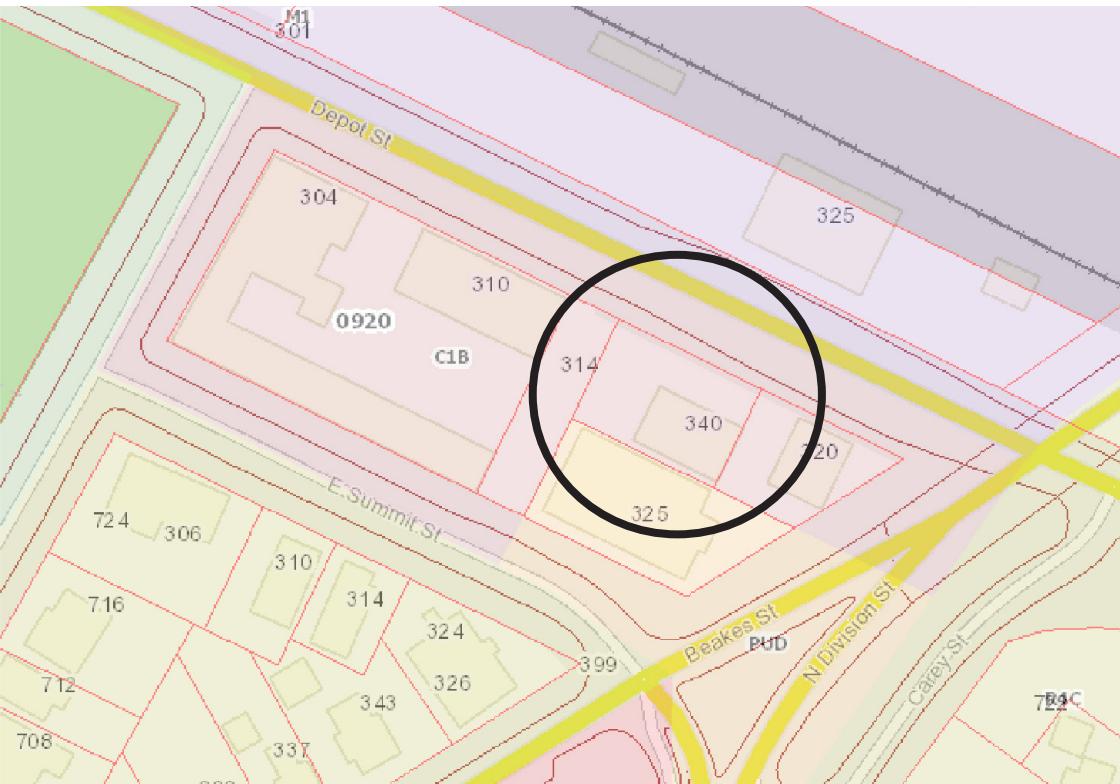
Wayne E. Chubb, AIA  
Senior Vice President

August 5, 2021

Cc: Mark Pfaff, Owner  
David Nims, H+B



## SITE CONTEXT



## CURRENT ZONING



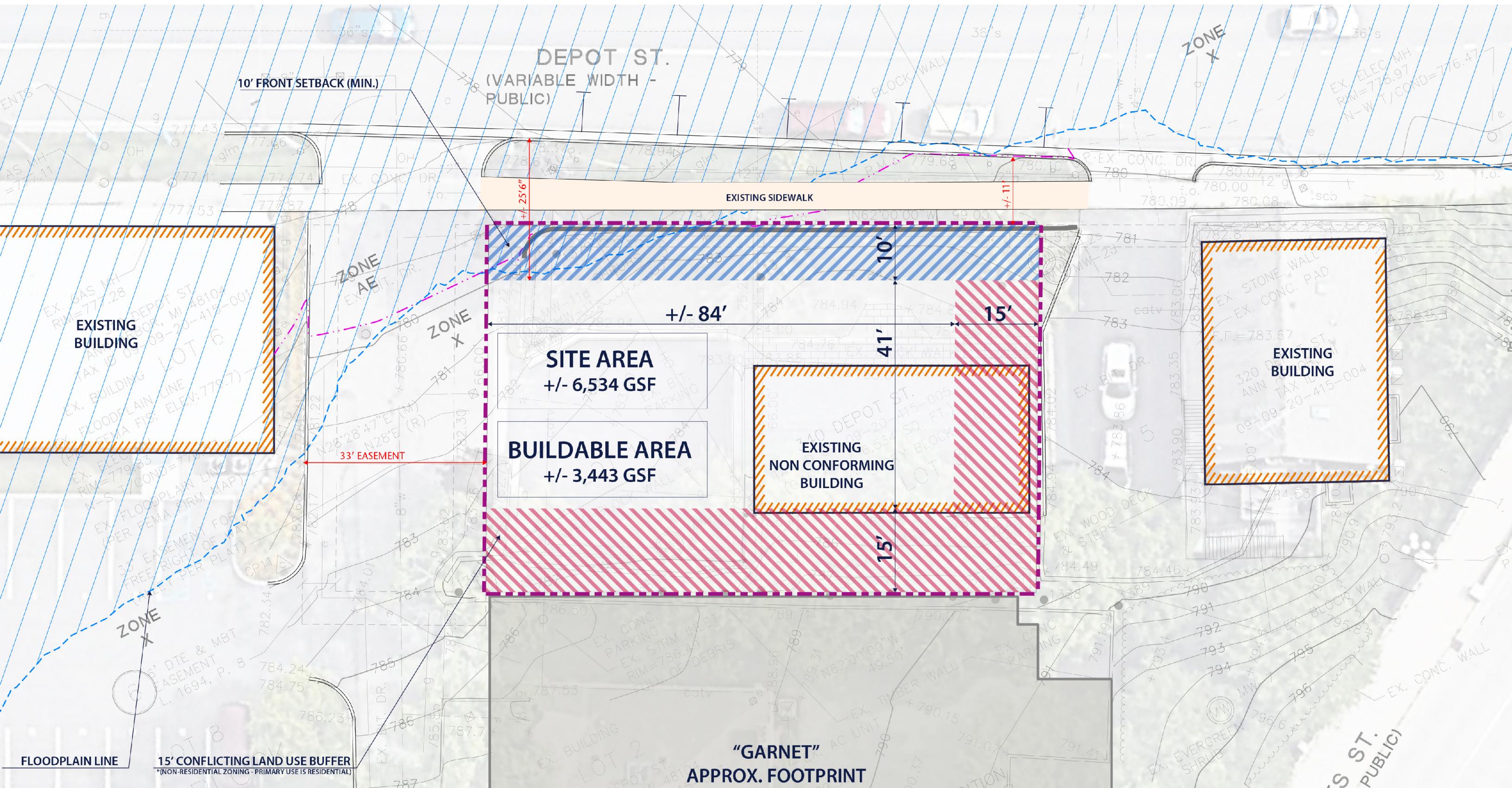
## Map Features

- DDA Boundary
- Planning Area
- Railroads
- Central Area Future Land Use
- Plan Area, FLU Type
- Central, Industrial
- Central, Institutional (Public and Semi-Public)
- Central, Multiple Family
- Central, Parks and Open Space
- Central, Residential - Office
- Central, Commercial - Office
- Central, Downtown Core
- Central, Downtown Interface
- Central, Single and Two - Family
- Central, Single and Two Family Housing / Group Housing

## MASTER PLAN

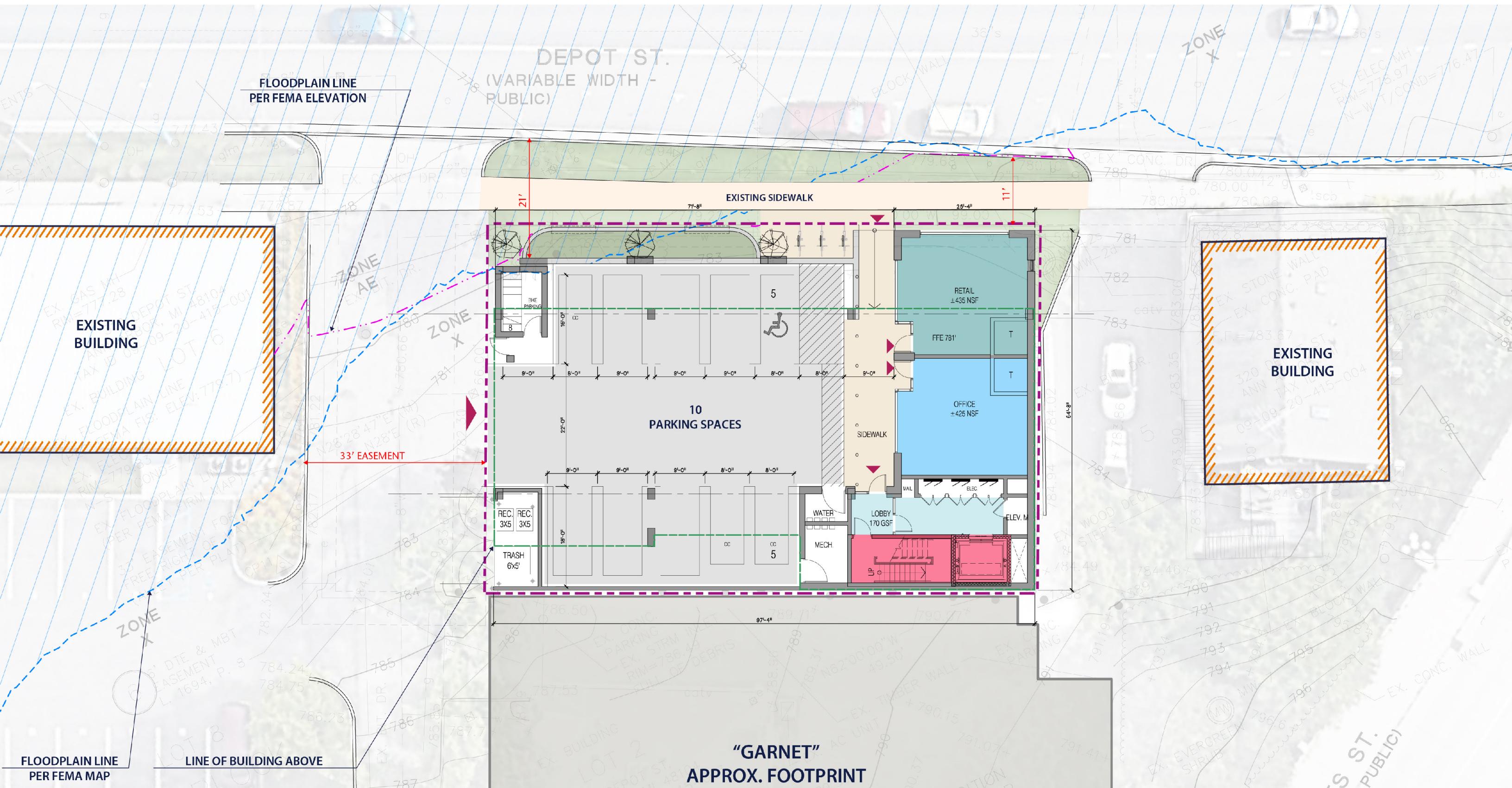
## SITE LOCATION & CONTEXT

2021.08.06



## EXISTING CONDITIONS

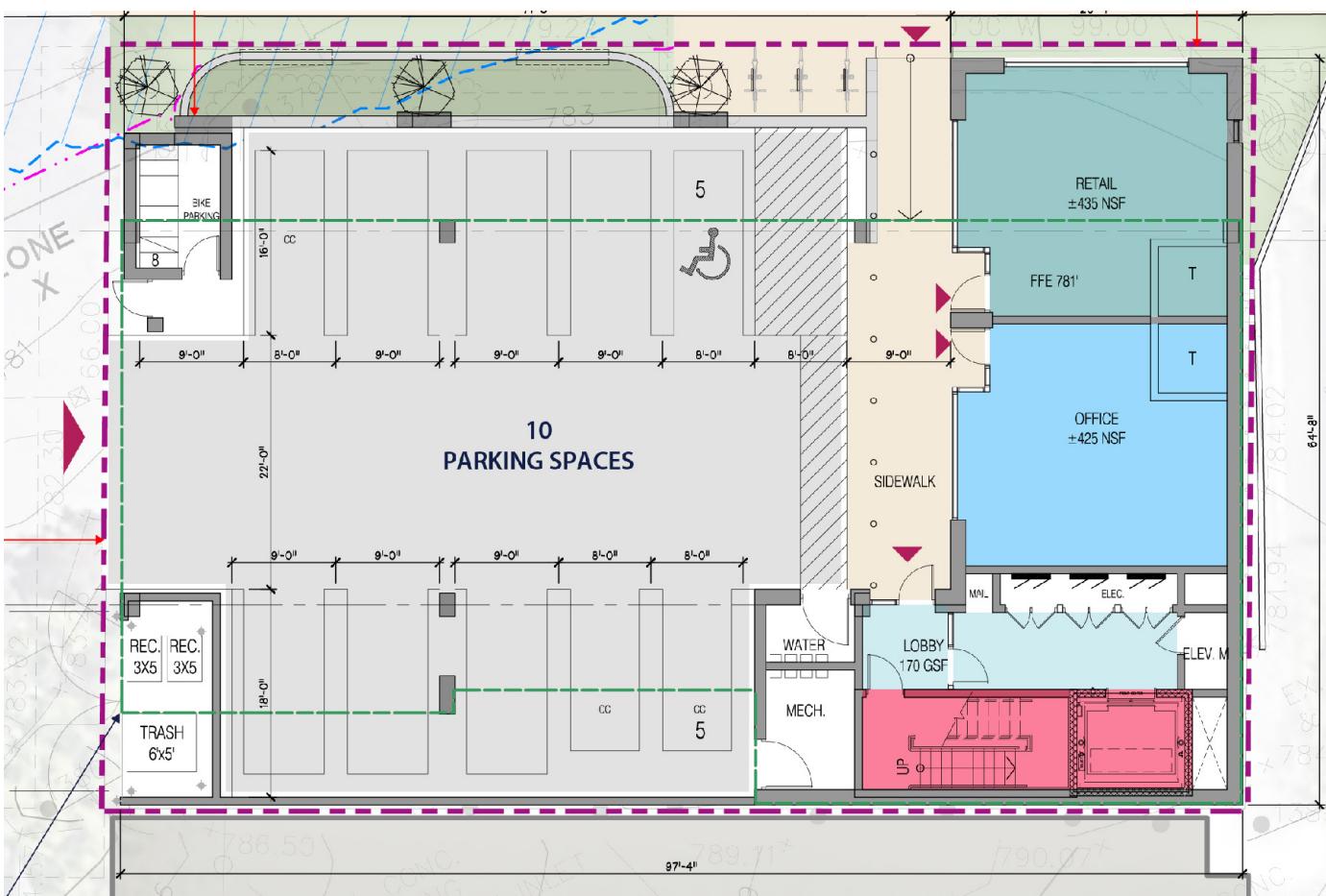
2021.08.06



## CONCEPT SITE PLAN

2021.08.06

# 340 DEPOT- FLOOR PLAN STUDY



## ZONING:

EXISTING:	C1B
PROPOSED:	PUD

SITE AREA -	+/- 6,534 GSF
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ALLOWABLE F.A.R. @150%	+/- 9,801 GSF
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BULDING AREA TOTAL:	+/- 6,360 GSF	(+/- 5,731 GSF F.A.R.)
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1ST FLOOR -	+/- 1,960 GSF	(+/- 1,665 GSF F.A.R.)
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2ND FLOOR -	+/- 4,400 GSF	(+/- 4,066 GSF F.A.R.)
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UNIT TOTAL:	4
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1BEDROOMS -	3
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1BEDROOMS + FLEX -	1 (1 / FL)
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	PROVIDED	REQUIRED (C1-B)
<b>PARKING TOTAL:</b>	<b>10 SPACES</b>	<b>9 SPACES</b>
REQUIRED RESIDENTIAL:	1 SPACE / UNIT	(4 SPACES)
REQUIRED COMMERCIAL:	1 SPACE / 333 SF	(2 SPACES)
REQUIRED RETAIL:	1 SPACE / 310 SF	(2 SPACES)

<b>BIKE PARKING TOTAL:</b>	<b>14 SPACES</b>	<b>7 SPACES</b>
REQUIRED RESIDENTIAL:	1 SPACE / UNIT	(4 SPACES)

REQUIRED COMMERCIAL:	1 SPACE / 333 SF	(2 SPACES)
REQUIRED RETAIL:	1 SPACE / 3000 SF	(1 SPACE)

## CONCEPT SCHEME

2021.08.06