

MEMORANDUM



TO: City Planning Commission

FROM: Julia Shake, Senior Planner

DATE: December 2, 2025

SUBJECT: PUD Pre-Petition Conference – 315 West Huron Street PUD (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street)

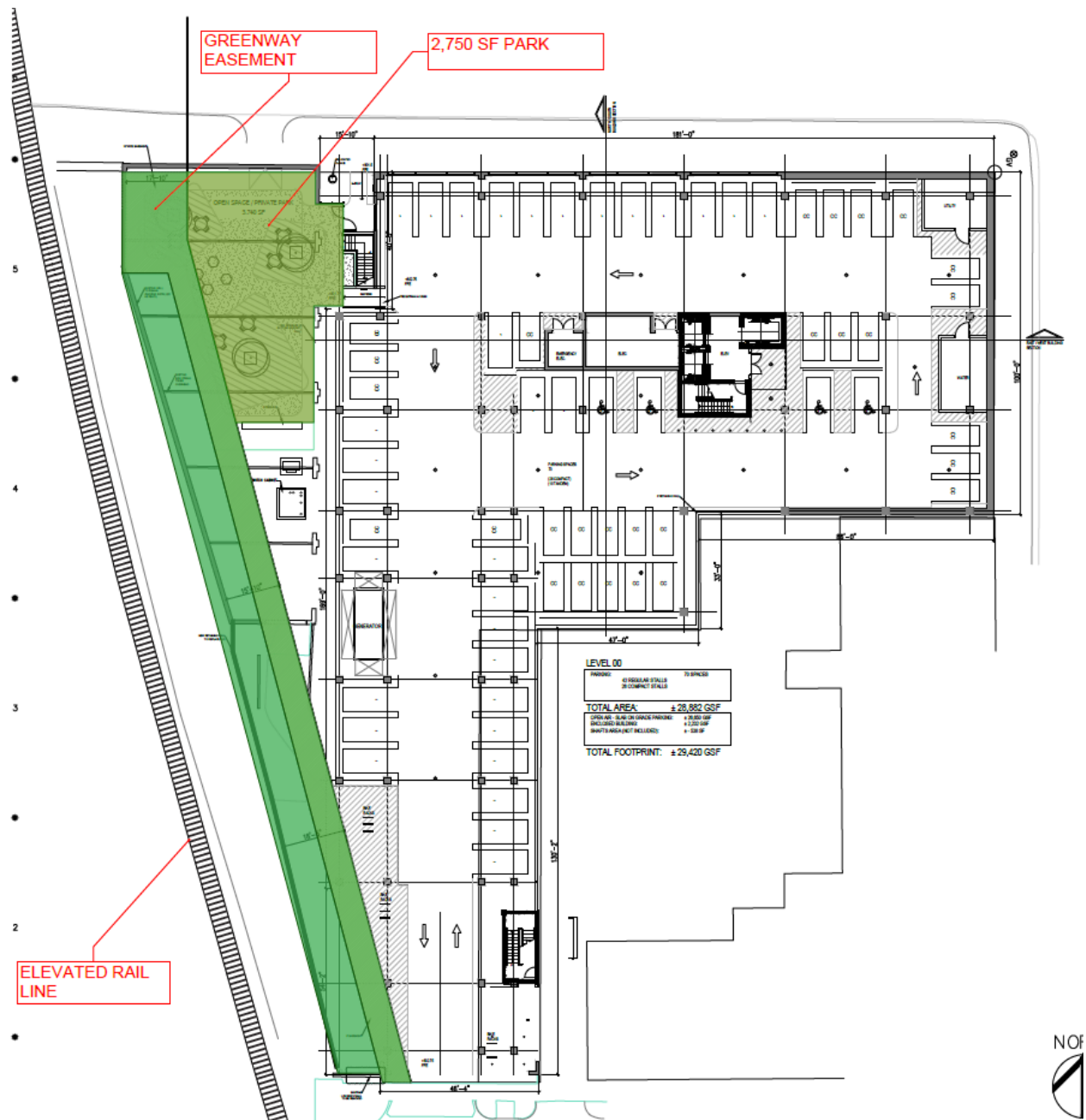
A pre-petition conference is a required step to applying and receiving approval for a new Planned Unit Development (PUD) Zoning District or amending existing PUD Supplemental Regulations. This PUD conference discusses the request to designate 315 W Huron Street (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street) as a PUD. The parcel is currently zoned D2 Downtown Interface, First Street Overlay District, Secondary Street Designation.

Background

The proposed project site is a 0.84-acre parcel located on the south side of West Huron Street, between the Ann Arbor Railroad and South First Street, and partially extending to West Washington Street. The site currently includes multiple buildings, including office space, a music venue, a restaurant, and a bar. Surrounding uses include the Almendinger building in the same block, the Ann Arbor Railroad to the west, the Delonis Center across West Huron Street to the north (zoned D2), the First and Huron surface parking lot across First Street to the east (zoned D1), and office space across West Washington Street to the south (zoned D2). Across the railroad embankment are the YMCA (zoned PUD) and an auto service facility (zoned D2).

The proposed PUD plan is for the construction of a fully electric, 10-story mixed-use development that features approximately 280 units, a coffee shop/retail space, and amenity spaces. The ground floor is mostly comprised of covered parking, including EV charging, with access from Washington. The first floor will have additional covered parking, and coffee/retail space with access from first street. Floors 1-10 will contain a mixture of studio, one and two bedrooms, with 15% of the units being affordable at 60% of the Area Median Income (AMI). The project intends to avoid building in the floodway fringe, provide setbacks from the Almendinger building, and provide a public open space including a small park and a possible link for the Treeline Trail.

A zoning comparison chart is included in the attachments titled "Comparison Chart".



Conceptual Plan for the Site

Petitioner Justification for PUD Zoning

The petitioner has provided extended justifications and responses to the required questions in the Pre-PUD Conference application. This document is included in the attachments as “PUD Statement of Intent”.

PUD Process

As provided in Section 5.29.11 of the Unified Development Code, the PUD process involves five steps: community participation, a pre-application conference with staff, a pre-petition conference

with Planning Commission, PUD zoning district review and PUD site plan review. Staff began working with the applicant several months ago and continue to guide them through the application preparation, submittal, review, and approval process. At pre-petition conferences with the Planning Commission, applicants present the proposed conceptual plan and development program. The Planning Commission may offer *“their comments regarding the appropriateness of the proposed land uses, the proposal’s conformance with adopted master plan and policies, and the beneficial effects to be achieved”* (5.29.11.C.3).

F. Standards for PUD Zoning District Review⁹⁹

The Planning Commission shall recommend approval, approval with conditions, or denial, and City Council shall approve or deny the proposed PUD zoning district based on the following standards:

1. The use(s), physical characteristics, design features, or amenities proposed shall have a beneficial effect for the City, in terms of public health, safety, welfare, aesthetics, or convenience, or any combination of those impacts, on present and potential surrounding land uses. The beneficial effects for the City that warrant the zoning include, but are not limited to, features such as:
 - a. Innovation in land use and variety in design, layout and type of Structures that furthers the stated design goals and physical character of adopted land use plans and policies.
 - b. Economy and efficiency of land use, natural resources, energy, and provision of public services and utilities.
 - c. Provision of Open Space.
 - d. Preservation and protection of Natural Features that exceeds the requirements of this chapter, especially for those features prioritized in this chapter as being of highest concern, or that preserves existing conditions instead of merely providing mitigation.
 - e. Employment and shopping opportunities particularly suited to the needs of the residents of the City.
 - f. Expansion of the supply of Affordable Housing Dwelling Units.
 - g. The use and reuse of existing Sites and Buildings that contributes to the desired character and form of an established neighborhood.

UDC section 5.29.11.F

Attachments: 315 W Huron - PUD Pre-Submittal Application
315 W Huron - PUD Statement of Intent
315 W Huron - Conceptual PUD Site Plan
315 W Huron - Comparison Chart