

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 7, 2026

**SUBJECT: Ashley Mews (414 South Main Street) Amendment to PUD
Supplemental Regulations for City Council Approval
File No. REZ26-0001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve amendments to the Ashley Mews (414 South Main Street) Planned Unit Development Supplemental Regulations.

STAFF RECOMMENDATION

Staff recommends **approval** of the **amendment to the Supplemental Regulations** because the project will not cause a public or private nuisance and will not have a detrimental effect on public health, safety, and welfare.

LOCATION

The subject property is located on the west side of Main Street, north of Jefferson Street and south of William Street. The 1.98-acre site has a nine-story mixed-use high-rise building, 48 low-rise residential units, and an outdoor recreation space with walkways and landscaping. The site zoned Planned Unit Development (PUD).

SUMMARY

This application is to amend the Supplemental Regulations to allow all permitted uses of the D1 district in the high-rise portion of the site. There are no proposed changes to the permitted uses in the low-rise portion, and there is no proposed change to the site plan. The original PUD and site plan were approved in 1999.

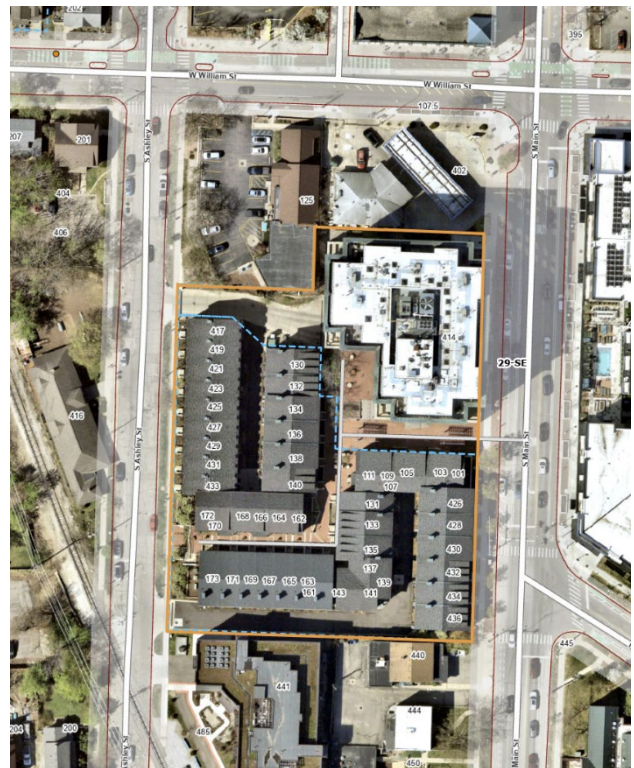


Figure 1: Aerial photograph showing existing conditions of one high-rise building and 48 low-rise residential units. The subject site is outlined in orange.

BACKGROUND

The PUD zoning and original site plan were approved by City Council on October 18, 1999. Between 2000 and 2002, three administrative amendments to the site plan were processed by the Planning Department.

The Supplemental Regulations for the Ashley Mews PUD have been amended three times. On May 15, 2000, revisions were approved that included changes to the setbacks, changes to the retaining wall configuration, and the addition of a recycling area. On October 20, 2003, City Council approved revisions that allowed the addition of retail services, general office uses, and other specified uses as permitted uses on the ground-floor of the high-rise component. On March 19, 2007, City Council approved revisions that allowed the addition of retail services and high-technology learning centers as permitted uses on the ground floor of the high-rise component.

The applicant first proposed amending the PUD to include all permitted uses of the D1 district in 2022. A pre-petition conference was held at a working session of the Planning Commission on May 10, 2022. An application was submitted in April of 2023 but did not move forward because, at the time, the Unified Development Code (UDC) required that all owners with a property interest submit or approve any proposed modification to a PUD. On June 2, 2025, [City Council approved ordinance](#) changes that allow any lot owner to have the ability to seek PUD modifications as it relates to their lot. As such, the applicant began the process to resubmit their application in the fall of 2025.

A [pre-petition conference](#) with the Planning Commission was held on December 16, 2025. A postcard was sent to residents within 1,000 feet of this site notifying them of this petition. A community participation meeting was held on December 18, 2025. There were approximately 6 people in attendance. A meeting summary has been uploaded to the project file in STREAM. General questions and comments were regarding the goals of changing the PUD and the possibility of short-term rentals.

The parcels to the north are zoned D1 (Downtown Core) District and have commercial uses. The parcels to the east, west, and south are zoned D2 (Downtown Interface) District and are mixed-use.

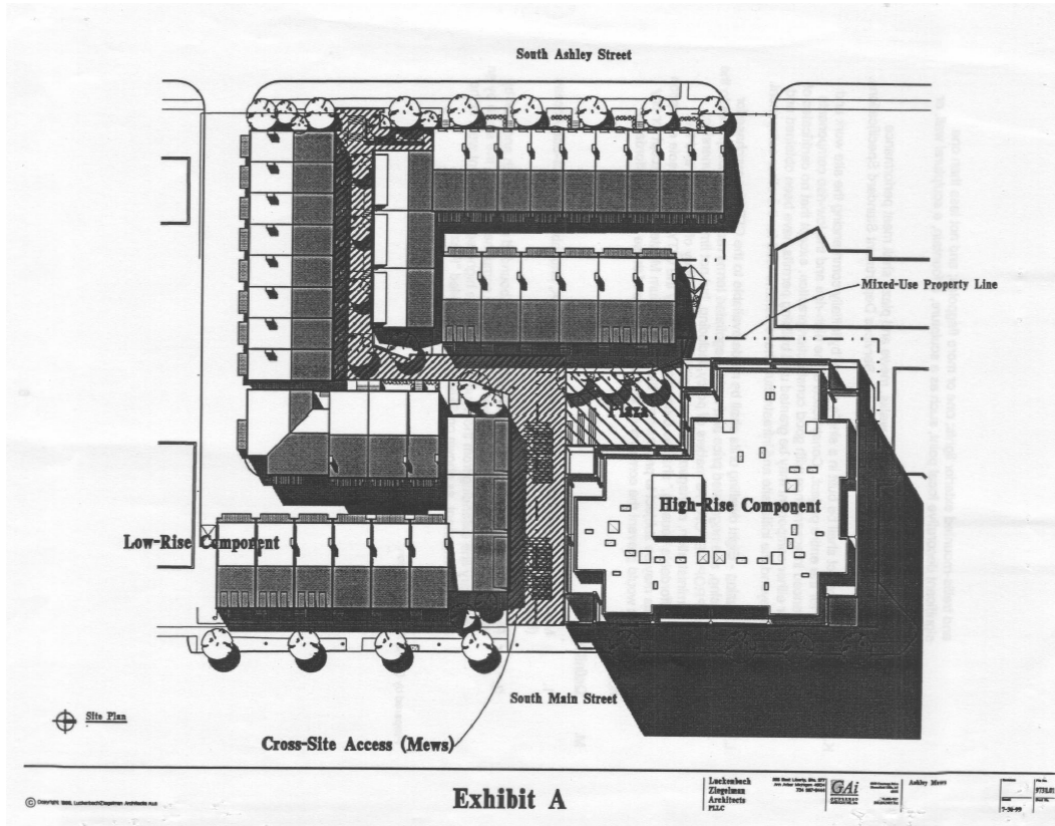


Figure 2: Conceptual plan showing the site as proposed in the 1999 approved site plan with a low-rise component, high-rise component, and pedestrian passage from Main Street to Ashley Street.

PETITION DESCRIPTION

As shown in the proposed Supplemental Regulations (attached), the applicant is proposing changes to the language that would allow all permitted uses (both principal and accessory uses) in D1 zoning in the high-rise portion of the site. Specifically, these changes would apply to the second through seventh floors, which are owned by the applicant. There are no changes proposed to the permitted uses of the eight and ninth floors, which are under separate ownership. Additionally, staff has proposed simplifying the language for the requirements on the first floor (owned by the applicant).

There are no proposed changes to the permitted uses in the low-rise portion or site plan.

Justification for the proposed change to the permitted uses in the high-rise building is included in the attached zoning application. The petitioner states in the zoning application: "Covid 19 has also depressed the demand for office space in Downtown Ann Arbor for today and into the foreseeable future ... Given this systematic change in office demand, the Petitioner believes that a broad range of uses are appropriate for this key Downtown location, and so requests that the PUD Supplemental Regulations applicable to the [high-rise] be amended to allow all uses permitted in the D1 zoning designation. The D1 zoning district is located immediately adjacent to the [high-rise]."

As part of the amendment to the Supplemental Regulations, staff has included minor changes to update requirements to align with changes to the Unified Development Code adopted since 1999. Namely, these changes update chapter numbers referenced and remove vehicular parking requirements in the high-rise since there is no longer a required minimum in Ann Arbor.

STAFF COMMENTS

This petition would constitute the third revision to the Supplemental Regulations to add permitted uses in the high-rise building. This indicates that the uses and language should have been more flexible when originally written, especially as the City's needs and goals have evolved. The increased flexibility in the proposed language would allow for all permitted downtown uses, including short-term rentals. This was also noted in the staff memo for the pre-PUD conference that was held in May of 2023.

Staff does not believe that the proposed changes would negatively impact the original findings that established this district (included in the attached Supplemental Regulations). The site would still be developed with a mixture of retail, residential, and offices uses in the downtown and would retain the strong architectural design, pedestrian-orientation, and limited vehicular access. None of the proposed changes would create a non-conformity in the site plan.

The development is surrounded by D1 and D2 zoning, so the downtown permitted uses would be appropriate. The City of Ann Arbor Comprehensive Plan 2050 recommends Hub category for this site. The expanded uses align with the intent of the Hub to be an active mixed-use area near transit hubs.

As part of this proposed amendment, staff has proposed simplified language for the permitted uses on the ground floor. The existing Supplemental Regulations have very specific permitted uses for this floor, divided into five different areas. The permitted uses on the ground floor have already been updated twice (in 2003 and 2007), perhaps due to unnecessary limitations. To make interpretation clearer, staff has included proposed language that will allow the D1 permitted uses except for residential on the ground floor to keep activated uses at street level. All of the uses currently allowed on the ground floor by the Supplemental Regulations are permitted in the D1.

Prepared by Mariana Melin-Corcoran, City Planner
Reviewed by Hank Kelley, Deputy Planning Manager

Attachments:

- Ashley Mews Supplemental Regulations, dated 2-18-2026 (track changes)
- Ashley Mews Supplemental Regulations, dated 2-18-2026 (clean)
- Ashley Mews PUD Site Plan, approved 05-19-2000

- Rezoning Application, dated 01-15-2026
- Pre-PUD Petition Staff Memo, dated 12-16-2025
- Zoning/Parcel Maps
- Aerial Photo
- STREAM File No. [REZ26-0001](#)

Copied:

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- Systems Planning