



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: Brad Wilkinson

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

Additional Interested Person and Relationship:
David Lewis, architect (Lewis Greenspoon Architects)

Additional Interested Person and Relationship:
Kathy Keinath, engineer (Macon Engineering)

Site Information

Address(es) or description of the existing or proposed PUD Zoning District:
601, 603, 605, 607 Mary Court

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?

The proposed development will provide eight new four-bedroom apartments for students. The proposed building is near campus and near the U of M athletic facilities and will help address the housing shortage in Ann Arbor. The existing four 4-bedroom homes will be demolished, for a net gain of 16 beds (16 existing become 32 new). The existing homes are old and in need of significant upgrades. Even if improved, their performance will be significantly poorer than new construction. The new construction will have a thermal envelope that is better than code minimum, and include energy star appliances and high-performance HVAC. Also, the proposed development will include a storm water management system that does not currently exist – thus improving the local environment. The proposed development leaves the private Mary Court intact, making improvements to the pleasant (and uncommon) open space.
 - b) Explain why this beneficial effect cannot be achieved under any other zoning designation.

Only R4E would allow for this density (R4E = 75 d.u. / acre maximum, proposed = 42 d.u. / acre). Front and rear setbacks, as well as the conflicting land use buffer, would not be achieved in any R zone.

c) Explain how the proposed PUD zoning district is consistent with the Comprehensive Plan recommendations for the site.

The comprehensive plan calls for “Multiple Family” development in this part of the Central Area. The proposed apartment building fits this recommendation, and provides a building that is an appropriate scale for the transitional area between the commercial / retail building on State and Packard, and the University buildings along Hoover. The scale and the design of the proposed building is also consistent with the general Burns Park neighborhood.

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.

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:

N.A.

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: May 21st, 2024

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