

VARNUM

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October 6, 2022

VIA FIRST CLASS MAIL
AND EMAIL TO MKOWALSKI@A2GOV.ORG

Mr. Matt Kowalski, AICP
City of Ann Arbor
Planning Services
301 E. Huron Street
Ann Arbor, Michigan 48104

Re: Pre-Petition Conference Request; ERIM Preliminary Phase Planned Unit Development

Dear Mr. Kowalski:

On behalf of our client and the petitioner, Altarum Institute, of 3520 Green Ct #300, Ann Arbor, Michigan 48105 (“Altarum”), I am enclosing our proposed revisions to the Supplemental Regulations for the ERIM Preliminary Phase Planned Unit Development (the “PUD”). The PUD is located immediately north of the GreenBrier Apartments between Green Road and US-23 within the City, and Altarum is the owner of the vacant developable land within the PUD.

As we have discussed, the proposed text revisions to the Supplemental Regulations are primarily intended to modify the permitted uses within the PUD to allow for medical offices and to permit multifamily housing with the PUD. These uses are both compatible with the general character of the area and beneficial to the City and its residents. The multifamily use, in particular, is consistent with the immediately-adjacent multifamily residential housing located to the south of the PUD, and will allow for the construction of much-needed housing for City residents. A minor change to broaden the types of hotels permitted within the PUD (*i.e.*, from “extended stay hotels” to “hotels, including extended stay hotels”) is also proposed.

Other secondary revisions to the Supplemental Regulations have been made based on discussions with City Staff to update the Supplemental Regulations to be more consistent with recent development trends within the City and to incorporate appropriate references to the City’s ordinances, including its Unified Development Code. As you know, these ordinances have seen significant changes since the Supplemental Regulations were adopted in 1998.

The key changes here are that the text revisions would: (i) reduce the front setback along the Plymouth Road and US-23 rights of way from 75’ to 25’, which would help facilitate the walkability and bikeability of the PUD; and (ii) increase the maximum height of buildings from

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50' to 65' and eliminate the 40% floor area ratio, which would help ensure that prime developable property within the City is not underutilized.

No site plan review is anticipated to be requested as a part of this initial application. However, we anticipate that if the proposed text amendments to the Supplemental Regulations are approved, then a multifamily developer will promptly begin discussions with City Staff and the Planning Commission regarding a proposed site plan.

Altarum requests that it be placed on the Planning Commission's next convenient agenda for a pre-petition conference with the Planning Commission. Subsequent to that conference, we plan to hold a (virtual) citizen input meeting to solicit input from interested parties.

We appreciate your assistance and look forward to talking with you and the Planning Commission soon about the proposed revisions and the various benefits that they would provide to the City and its residents.

Very truly yours,

VARNUM

A handwritten signature in blue ink, appearing to read 'David T. Caldon', with a long horizontal stroke extending to the right.

David T. Caldon

DTC/tmb

Enclosures

cc: Tracy Lawyer, Altarum, via email tracy.lawyer@altarum.org
Mia Gale, City of Ann Arbor, via email mgale@a2gov.org
Brett Lenart, City of Ann Arbor, via email blenart@a2gov.org

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