



October 8, 2019
Via Email and USPS Mail—planning@a2gov.org
Planning & Development Services – Planning Services
100 North Fifth Avenue
P.O. Box 8647
Ann arbor, Michigan 48107-8647

Re: PUD Pre-Petition Conference Request Letter

To Whom It May Concern:

325 E Summit Condos LLC, owners of 325 E. Summit, Ann Arbor, MI 48104 (the "Subject Property"), submit this PUD Pre-Petition Conference Request Letter for a conference on October 15, 2019. The Subject Property is currently zoned as C1B and has a parcel size of 8,571 square feet.

The objectives, purpose and beneficial effects for the City that will be achieved by the proposed PUD zoning district, include, but are not limited to:

- Redevelopment of an underutilized parcel consistent with residential densities in the areas adjacent to downtown Ann Arbor providing better utilization of limited resources and infrastructure;
- Permitting a more efficient use of the Subject Property and providing moderate density residential uses within walking distance to the urban core of Ann Arbor;
- Reduction in the need for vehicular transportation and downtown Ann Arbor parking;
- Environmental remediation of the Subject Property, estimated to cost between \$200,000-\$300,000;
- Significant improvement to the on-site storm water management and reduction of the heat-island effect; and
- Including either Affordable Housing or a Fee in Lieu of the same.

The beneficial effect of either Affordable Housing or a Fee in Lieu of the same cannot be achieved under any other zoning designation where it is specific to the PUD zoning district. The PUD zoning district and proposed use of the Subject Property site is consistent with many of the Master Plan Land Use Element recommendations for the city as outlined in the previous rezoning request for the Subject Property parcel.

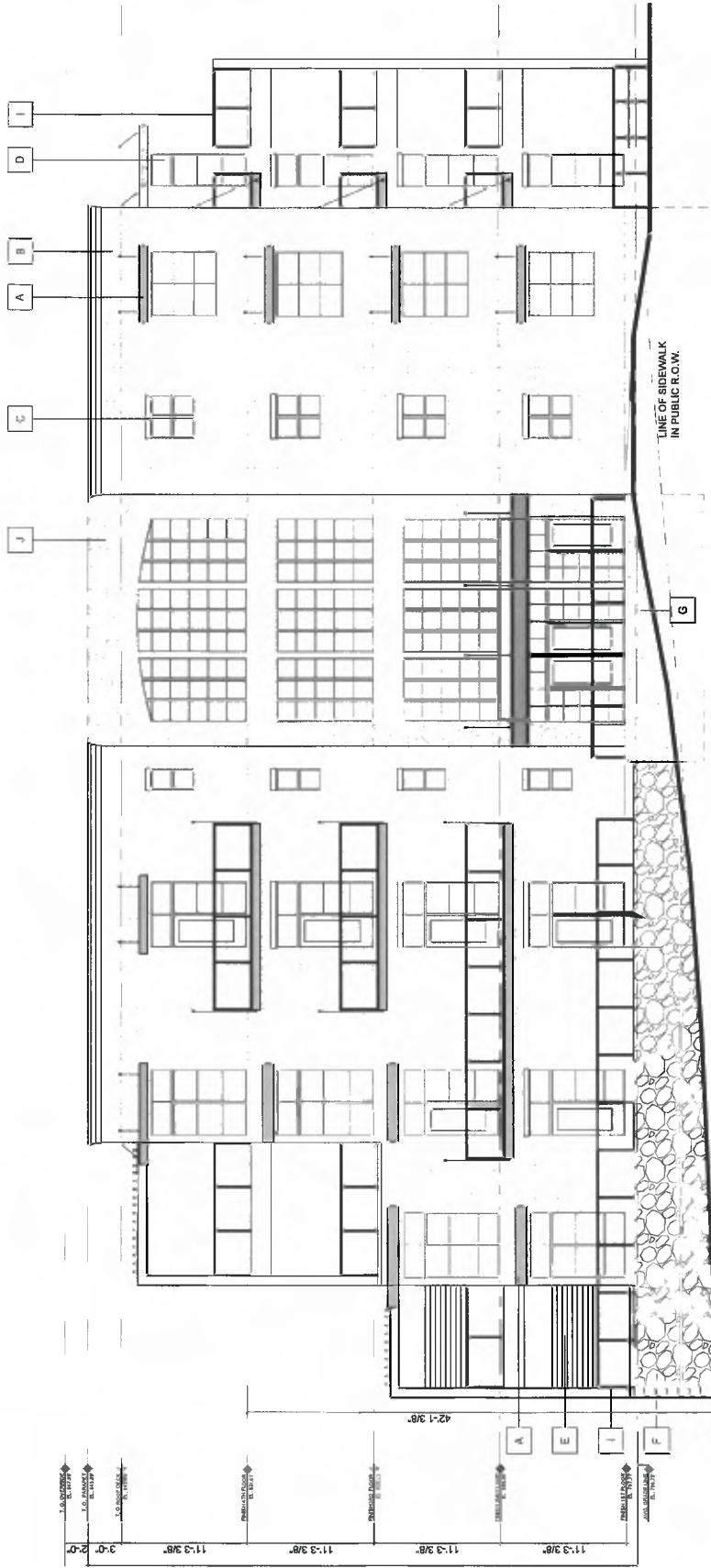
A Planned Unit Development Zoning District and Site Plan are being requested together.

The proposed PUD site plan for the Subject Property is essentially the same as that which the Planning Commission previously recommended City Council approve as a conditional rezoning to C1A a few months ago. The proposed site plan drawings and architectural drawings of the proposed project for the Subject Property are available on the eTrakit site.

Very Truly Yours,

A handwritten signature in blue ink, appearing to be 'Jill A. ...', written over the text '325 E Summit Condos LLC'.

325 E Summit Condos LLC



SOUTH ELEVATION
 BUILDING HEIGHT = 51'-1 3/4"
 AVG. GRADE LINE (797.00' + 796.50') / 2 = 796.75'
 GARAGE LEVEL IS 53% BELOW GRADE



ELEVATION LEGEND	
A	WOODEN ALUMINUM WINDOW TYPE
B	WOODEN ALUMINUM WINDOW TYPE
C	WOODEN ALUMINUM WINDOW TYPE
D	WOODEN ALUMINUM WINDOW TYPE
E	WOODEN ALUMINUM WINDOW TYPE
F	WOODEN ALUMINUM WINDOW TYPE
G	WOODEN ALUMINUM WINDOW TYPE
H	WOODEN ALUMINUM WINDOW TYPE
I	WOODEN ALUMINUM WINDOW TYPE
J	WOODEN ALUMINUM WINDOW TYPE

A2.0
 APRIL 22, 2019

The Garnet
 325 E. SUMMIT ST. ANN ARBOR, MICHIGAN