



## City of Ann Arbor

### PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

January 4, 2018

Morningside Lower Town, LLC  
Attn: Ron Mucha  
223 W. Erie, Third Floor  
Chicaco, IL 60654

Subject: 1140 Broadway Rezoning, Conditional Zoning Statement of Conditions, Planned Project Site Plan, and Development Agreement

Dear Mr. Mucha,

I am pleased to inform you that the Ann Arbor City Council, at its meeting of December 4, 2017, passed at final reading the ordinance to rezone the site known as 1140 Broadway from Broadway Village at Lower Town PUD (Planned Unit Development) district to C1A/R (Campus Business Residential) district With Conditions, including the Conditional Zoning Statement of Conditions.

Also at that meeting, the Ann Arbor City Council approved the 1140 Broadway Planned Project Site Plan with authorized activity in the natural feature open space and modifications to Chapter 62 Landscaping and Screening, and Development Agreement, subject to (1) the development agreement being signed by all parties, (2) all terms of the development agreement being satisfied, and (3) all lots are combined prior to issuance of any permits.

Two copies of the Conditional Zoning Statement of Conditions and the Development Agreement are enclosed. Please arrange for both sets of each document are signed, making sure that the owner's signature is witnessed and notarized. Return all signed copies to Planning Services and we will have the appropriate City officials execute them. Also, please provide two separate checks, made payable to the Washtenaw County Register of Deeds, each in the amount of \$30. This will cover the cost of recording the documents. Once the documents are fully executed, a copy of each will be recorded with the Washtenaw County Register of Deeds and a copy returned to you. This must be completed prior to issuance of the certificate of occupancy.

Site plan approval indicates acceptance of the plan for development of your site and entitles you to proceed with implementation in accordance with the contents and provisions of the approved site plan. It does not constitute the approval of construction and/or engineering drawings that are required prior to the issuance of permits.

Note also that all City standards and regulations must be followed in preparing construction drawings and in making improvements to the site. As you move forward to construction, please contact Alexis DiLeo, the city planner who coordinated the site plan review and approval

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process, at [adileo@a2gov.org](mailto:adileo@a2gov.org) and 734-794-6000 x 42610 for assistance, including arranging a pre-development orientation meeting.

If permits are not pulled within three years, the site plan will expire, unless you request an extension from Planning and Development Services and it is approved prior to December 4, 2020. Once you have received permits and proceeded with construction, you are obligated to install all improvements shown on the approved site plan before a certificate of occupancy or other final permit approval is granted.

Sincerely,



Brett Lenart  
Planning Manager

Enclosure:     Conditional Zoning Statement of Conditions (2 copies)  
                  Development Agreement (2 copies)  
                  Approved Site Plan

c:   Community Services – Land Development (Peter Stephens)  
      Public Services – Administration (Craig Hupy)  
      Public Services – Public Works (Molly Maciejewski)  
      Public Services – Systems Planning (Cresson Slotten)  
      Safety Services – Fire (Kathleen Summersgill)  
      City Attorney's Office – (Kevin McDonald)  
      Files Z17-003, SP17-009

# PLANNED PROJECT SITE PLAN APPROVAL

## PLANNING APPROVAL

I hereby certify that this planned project site plan has been approved by the Planning Commission of the City of Ann Arbor, Michigan, at a regular meeting held August 1, 2017, and is in compliance with Chapter 57 of the Ordinance Code of the City of Ann Arbor, Michigan.



Brett Lenart, Planning Manager  
Planning & Development Services

## MUNICIPAL APPROVAL

I hereby certify that this planned project site plan has been approved by the City Council of the City of Ann Arbor, Michigan, at a regular meeting held December 4, 2017, and is in compliance with Chapter 57 of the Ordinance Code of the City of Ann Arbor, Michigan.



Jacqueline Beaudry  
City Clerk

OFFICIAL OFFICE COPY

1140 Broadway  
File No. SP17-009

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