



**Morningside Lower Town, LLC**  
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February 27, 2017

Mr. Brett Lenart  
Planning Manager  
City of Ann Arbor  
301 E. Huron Street  
Ann Arbor, MI 48107

**Re: Conditional Zoning Request**  
**1140 Broadway Street (comprised of the following parcels)**

|                      |                  |
|----------------------|------------------|
| 1120 Broadway Street | 09-09-21-302-024 |
| 1140 Broadway Street | 09-09-21-302-046 |
| 1156 Broadway Street | 09-09-21-302-022 |
| 1160 Broadway Street | 09-09-21-302-047 |
| 915 Maiden Lane      | 09-09-21-302-026 |
| 923 Maiden Lane      | 09-09-21-302-049 |
| 943 Maiden Lane      | 09-09-21-302-029 |
| 959 Maiden Lane      | 09-09-21-302-045 |

Dear Mr. Lenart:

Morningside Lower Town, LLC (Morningside), as both petitioner and property owner, has submitted a request to rezone the above-referenced property from PUD to C1A/R. Since the C1A/R district has no height limitation, Morningside is proposing to condition the rezoning of the property with respect to building height.

Specifically, we propose to limit building height to a maximum of five stories and 70 feet for all portions of the property located within 70 feet of Traver Creek and a maximum of seven stories and 90 feet at all other property locations.

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The maximum height shall include architectural features such as parapet walls, railings, sky lights, and similar structures, but exclude the following items, which may project above the 90 foot maximum height: chimneys, rooftop mechanical equipment and screens, elevator penthouses, solar panel installations, trash chutes, ventilation assemblies, antennae, and similar structures.

Very truly yours,  
MORNINGSIDE LOWER TOWN, LLC



Ronald S. Mucha  
Member

Cc: David M. Strosberg