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D E V E L O P M E N T

This is living.

March 11th, 2022

Jon Barrett
Zoning Coordinator
Planning and Development Services
301 E Huron Street
Ann Arbor, MI 48104

Dear Mr. Barrett:

Somerset Development, as Contract Purchaser to acquire the George, located at 2502 Packard Street, Ann Arbor, MI, is submitting the following Zoning Compliance Application.

Currently the property is in the C1B Zone and consists of 249 residential rental apartments and approximately 23,000 square feet of vacant retail space. Somerset seeks to convert the vacant retail into 42 additional one-bedroom rental units. There will be no changes to the site plan and no increase to the parking count or distribution. The only de minimis change to the approved plan is the addition of 2 enclosed bicycle spaces.

The project consists of the construction of loft style residential units in the existing vacant first floor retail space at the north and south wings, and adjacent to the main entrance. As mentioned before, the proposed plan would add 42 new one-bedroom residential units. The first-level construction would total approximately 22,500 square feet and the loft/mezzanine level would total approximately 8,600 square feet.

Each unit will have a private exterior entry for ingress/egress and existing parking spaces will be available to the units. Residential use has a lower parking requirement than the existing retail use, so no additional parking spaces are required. The two additional enclosed bicycle spaces would be provided in the north and south wings.

New entry doors, canopies, and glazing would be added in place of the storefront glazing at the existing retail front elevations. New openings at the existing retail rear elevations will be added, with entry doors, canopies and glazing similar to the fronts.



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Included in this submission is a layout of the new floor plans, the current approved site plan, an updated ordinance requirement matrix with the approved and proposed changes, and a completed Zoning Compliance Application executed by owner and applicant. The floor plans presented are for the southern section however it will be mirrored in the northern section.

We look forward to hearing your consideration on this application.

Sincerely,

A large, stylized handwritten signature in blue ink, appearing to read 'Ken Gold', written over a horizontal line.

Ken Gold
Vice President
Acquisitions & Development
Somerset Development