



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda Planning Commission, City

Tuesday, April 19, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

Commission public meetings are held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting. Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>) or on the 1st floor of City Hall on the Friday before the meeting. Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the 'Subscribe to Updates' envelope on the home page.

1 CALL TO ORDER

2 ROLL CALL

3 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

[16-0584](#) February 17, 2016 City Planning Commission Minutes with Live Links

Attachments: 2-17-2016 CPC Minutes with Live Links.pdf

6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

6-a City Council

6-b Planning Manager

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

[16-0579](#) Various Correspondences to the City Planning Commission

7 AUDIENCE PARTICIPATION (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[16-0580](#) Public Hearings Scheduled for May 4, 2016 Planning Commission Meeting

Attachments: 5-4-2016 Public Hearing Notice as Published.pdf

9 UNFINISHED BUSINESS

[16-0581](#) 2016-2017 City Planning Commission Meeting Schedule

Attachments: DRAFT CPC Mtg Schedule 2016-2017.pdf

10 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item

(If an agenda item is tabled, it will most likely be rescheduled to a future date. If you would like to be notified when a tabled agenda item will appear on a future agenda, please provide your email address on the form provided on the front table at the meeting. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website (www.a2gov.org.)

(Public Hearings: Individuals may speak for three minutes. The first person who is the official representative of an organized group or who is representing the petitioner may speak for five minutes; additional representatives may speak for three minutes. Please state your name and address for the record.)

(Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Master Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

- 10-a [16-0582](#) Proposed Amendments to the Zoning Ordinance (Chapter 55) of the Ann Arbor City Code. Accessory dwelling units (ADU's) are proposed to be a permitted use in part of the existing home (in the basement, attic or addition), as well as in an existing detached accessory structure such as a garage or carriage house located in the R1A, R1B, R1C, R1D, R1E (Single-Family Dwelling) or R2A (Two-Family Dwelling) Districts. To build an ADU, the minimum lot size would have to be 5,000 square feet for an ADU with a maximum size of 600 square feet. If a lot is 7,200 square feet or greater, the ADU could have a maximum size of 800 square feet. More information of the proposed amendments is available at www.a2gov.org/ADU Staff Recommendation: Approval
- Attachments:** ADU Staff Report with Attachments-4-19-2016.pdf

- 10-b [16-0583](#) Proposed Amendments to the Zoning Ordinance (Chapter 55) and Off-Street Parking Ordinance (Chapter 59) of the Ann Arbor City Code to revise the premium floor area options in downtown zoning districts and supporting regulations to the planned project modifications and the off-street parking requirements. Amended sections include §5:10.19 (Downtown Zoning and Character Overlay Districts), §5:64 and §5:65 (Premiums), §5:68 and §5:70(Planned Projects), and §5:169 (Special Parking District). The proposed amendments change the required conditions to acquire premium floor area; create a two-tiered program to acquire bonus floor area in the D1 and D2 districts; offer incentives for residential uses, workforce housing, energy efficiency and certifications; introduce building design requirements; allow design requirement modifications with planned projects; and, limit the maximum amount of private off-street parking. A complete draft of the proposed amendments is available at www.a2gov.org/premiums <<http://www.a2gov.org/premiums>>. Staff Recommendation: Approval
Attachments: Premium Amendments Staff Report with Attachments-4-19-2016.pdf

11 AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Wendy Woods, Chair
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These meetings are typically broadcast on Ann Arbor Community Television Network Channel 16 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.