

NOTICE OF PUBLIC HEARING

A public hearing on the following items will be held by the Ann Arbor City Planning Commission in the Council Chamber, Second Floor, Guy C. Larcom, Jr. Municipal Building (City Hall), 301 E. Huron Street, Ann Arbor, Michigan on Tuesday, December 18, 2012 at 7:00 p.m.

Parkway Place Rezoning for City Council Approval - A request to rezone this 1.22 acre parcel located at 490 Huron Parkway from R3 (Townhouse District) to R1B (Single-Family Dwelling District) to allow the creation of three single-family lots.

Blue Heron Pond Planned Project Site Plan for City Council Approval - A proposal to construct 65 residential units in 9 new buildings, using the existing drives, parking and utilities constructed for the former West Towne project located at 2536 West Liberty Street on this 8.32 acre site. A planned project modification is requested to reduce the spacing between Building J and Building C at the southwest corner of the site (facing W. Liberty Street) from 20 feet to 15.7 feet.

Capital Investments Rezoning for City Council Approval - A request to rezone this 2.24 acre parcel located at 2271 South State Street from M1 (Limited Industrial District) to M1A (Limited Light Industrial District) to allow for an automobile sales use. The petitioner has requested a waiver of the area plan requirement because no new construction is proposed.

544 Detroit Street Planned Project Site Plan for City Council Approval - A proposal to demolish the existing structure on this 0.10 acre site and construct a 4,077 square foot, three-story mixed-use building with three covered parking spaces on the ground level. The first floor will be office use; the second and third floors will be residential use. Planned project modifications are requested to exceed the 35 ft height limit by 3 feet 6 inches; to reduce the front setback requirement along Detroit and Division Streets from 10 feet to 5 feet; and to reduce the rear setback from 30 feet to 7.5 feet. A landscape modification is requested to reduce the conflicting land use buffer along the rear property line.

FY2014-2019 Capital Improvements Plan (CIP). The FY2014-2019 CIP contains a program of major capital improvements to be undertaken by the City in the next six years. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's capital budget planning.

Additional information is available at the Planning and Development Services Unit (734-794-6265), First Floor, Guy C. Larcom, Jr. Municipal Building (City Hall), Ann Arbor, Michigan. After 3:00 p.m. on the Friday prior to the public hearing, staff reports will be available at the Planning and Development Services Unit or the electronic staff reports can be viewed at <http://a2gov.legistar.com/Calendar.aspx>. This meeting will be televised live on Cable TV, Channel 16. Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. To provide written comments prior to the meeting date, please email planning@a2gov.org, or mail/hand deliver to Planning & Development Services, 1st floor, 301 E. Huron Street, Ann Arbor, MI 48107-8647 by noon of the meeting date.

Authorized by:

Wendy L. Rampson
Planning Manager