



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, January 7, 2020

7:00 PM

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

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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](mailto: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** **INTRODUCTIONS**

**4** **APPROVAL OF AGENDA**

**5** **MINUTES OF PREVIOUS MEETING**

5-a [20-0031](#) December 17, 2019 City Planning Commission Meeting Minutes

**Attachments:** 12-17-2019 CPC Approved Minutes w Live Links1.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

[20-0032](#) Various Correspondence to the City Planning Commission

**Attachments:** Comm 1.pdf, Comm 2.pdf

**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**

[20-0033](#) Public Hearings Scheduled for the January 22, 2020 Planning Commission Meeting

**Attachments:** 1-22-2020 CPC Public Hearing Notice for CIP.pdf

**9 REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item**

9-a [20-0034](#) The Standard at Ann Arbor Site Plan for City Council Approval - A proposed apartment community with a 10-story structure on the north side of the site and a 5-story structure on the remaining portion of the 1.16-acre site, located at 425 South Main Street, which includes 218 dwelling units, including studios, 1, 2, 3, and 4-bedroom apartments totaling 421 bedrooms. Two of the units are proposed to be *affordable*. The project will include 6,020 square feet of retail space along East William Street and a total of 102 off-street parking spaces, most would be located under the structure. Zoned: D2 (Downtown Interface) with Main Street Character Overlay Zoning District. Staff Recommendation: Approval

**Attachments:** Staff Report w Attachments & Links 1-7-2020, Staff Report w ALL Attachments & Links rev 1-27-2020.pdf

9-b [20-0035](#) 2511 Newport Road Annexation and Zoning (Lohmann) for City Council Approval - Application to Annex this 1.52-acre parcel from Ann Arbor Township and zone it R1A (Single-Family Residential). Annexation is requested in order to access utilities. No change proposed to the current Single-Family Use. Staff Recommendation: Approval

**Attachments:** 2511 Newport A & Z Staff Report w Attachments 1-7-2020.pdf

9-c [20-0036](#) 2731 Newport Road Annexation and Zoning (Talpos-Knight) for City Council Approval - Application to Annex this 1.3-acre parcel on the west side of Newport Road between White Oak Drive and North Maple Road, Ann Arbor Township and zone it R1A Single-Family Residential. Annexation is requested in order to access utilities. No change proposed to the current Single-Family Use. Staff Recommendation: Approval

**Attachments:** 2731 Newport Planning Staff Report w Attachments-1-7-2020.pdf

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

**11**     **COMMISSION PROPOSED BUSINESS****12**     **ADJOURNMENT**

Alex Milshteyn, Chairperson  
/kvl  
/mg

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed 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](http://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.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.