



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, May 19, 2015

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. Persons with disabilities 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**

[15-0641](#) March 17, 2015 City Planning Commission Meeting Minutes

Attachments: 3-17-2015 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

[15-0643](#) 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 MEETING**

[15-0644](#) Public Hearings Scheduled for the June 2, 2015 City Planning Commission Meeting

Attachments: 6-2-2015 Public Hearing Notice as Published.pdf

9 **UNFINISHED BUSINESS**

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 [15-0645](#) **410 First Site Plan for City Council Approval** - A proposal to demolish two residential buildings and construct a four-story, 25-unit, 47,140-square foot residential building on a 0.44 acre site located at 408-412 North First Street. Parking for 36 vehicles will be provided in a lower-level parking garage, as will access to 5 parking spaces on the property to the south. The proposed building is to be elevated above the 100-year floodplain, which covers the site. (Ward 1) Staff Recommendation: Postponement
Attachments: 410 First Staff Report with Attachments-05-19-15.pdf

10-b [15-0646](#) **Greenhills School Outdoor Educational Area Landscape Modification** - A proposal that includes a landscape modification request for 850 Greenhills Drive, to allow the petitioner to not install bioswales in the parking lot at this time since the proposed outdoor classroom is not proposed to impact the parking lot. (Ward 2) Staff Recommendation: Approval

Attachments: Greenhills Landscape Mod Staff Report with Attachments 05-19-15.pdf

- 10-c** [15-0647](#) **Rockbridge Hotel and Retail Planned Project Site Plan and Rezoning** - A proposal to demolish two vacant buildings on this 2.48-acre site located at 3201 South State Street, rezone it from M1 (Limited Industrial) to C3 (Fringe Commercial) and construct a new 6-story, 140-room hotel and a single-story, 2,800-square foot freestanding retail building. Planned project modifications are requested to exceed the maximum height limitation and allow a front yard open space encroachment. (Ward 4) Staff Recommendation: Postponement

Attachments: Rockbridge Hotel Staff Report with Attachments-05-19-15.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.