



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, January 9, 2018

7:00 PM

Larcom City Hall, 301 E Huron St, Basement,
conference room

Working Session

1 Call to Order

- 2 [18-0050](#) 321 North Main Street; Working Session Discussion - A future petitioner requests a discussion with the Planning Commission about justifications for three planned project modifications as part of a site plan for a new six-story mixed-use development at 321 North Main Street. In order to achieve the intended development program, planned project modifications to 1) reduce the minimum required front setback from 15 feet to 8 feet, 2) increase the maximum FAR with premiums from 400% to 407%, and 3) increase the maximum height limit from 60 feet to 66 feet 8 inches. The proposed justification for each modification is provided on sheets 200, 201, 202 and 203 of the submitted materials.

Attachments: 321 N Main_Civil_PREVIOUS DESIGN.PDF, 2018 01 03_321 N Main_City Review.pdf

- 3 [18-0051](#) 151 E. Hoover Ave/Brown Street/East Davis Ave/Greene Street; Working Session Discussion - An area plan showing the probable redevelopment of the block bounded by East Hoover Ave-Brown St-East Davis Ave-Greene St if 7 lots currently zoned R4C are rezoned to C2B as requested in a separate petition (see project no. Z17-015). Project proposes 169 residential units, 1,800 square feet of ground floor retail, and 193 parking spaces underneath the complex.

Attachments: PC Workshop - 151 E Hoover.pdf

4 Audience Participation (Persons may speak for three minutes on any item.)

5 Adjournment

Ken Klein, Chair
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