



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Wednesday, August 5, 2020

7:00 PM

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

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call: 877 853 5247 (Toll Free) or 888 788 0099
Meeting ID: 977 1150 1143

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

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

20-1180 Various Communication to the City Planning Commission
Attachments: COMM1.pdf, eComments.pdf

7 **AUDIENCE/PUBLIC 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**

[20-1181](#) Public Hearings Scheduled for the August 18, 2020 Planning Commission Meeting

Attachments: 8-18-2020 Notice of Public Hearing.pdf

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

9-a [20-1182](#) Sign Ordinance Amendments for City Council Approval - Proposed amendments to Chapter 55 - Unified Development Code, Section 5.24 Signs, to update and modernize requirements for signage. Proposed sign amendments were postponed at the May 19, 2020 City Planning Commission Meeting to give staff time to address their comments. Staff recommendation: Approval

Attachments: 8-5-20 Sign Ordinance Staff Report.pdf, Ordinance to Adopt New Sign Regulations-7-29-20 Draft.pdf

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

10-a [20-1183](#) Veridian at County Farm Planned Unit Development (PUD) Zoning and Supplemental Regs for City Council Approval - A request to rezone a 13.6-acre site at 2270 Platt Rd from Public Land (PL) to Planned Unit Development (PUD) district, and to approve Supplemental Regulations with the unique development standards for the PUD district. These standards address minimum or maximum (as appropriate) density, unit types, building setbacks, building height, building spacing, open space, landscaping and buffering, off-street parking, amenities, sustainability and conservation. Two site plans consistent with the proposed zoning and Supplemental Regulations are also, separately, proposed. Staff Recommendation: Approval

Veridian at County Farm North Site Plan (Avalon) for City Council Approval - A proposed site plan for 50 apartments in nine 3-story buildings on a 4.70-acre site at 2270 Platt Rd in a proposed Planned Unit Development (PUD) Zoning district. The proposed development is designed to seamlessly connect with a proposed residential development adjacent to the south. Staff Recommendation: Approval

Veridian at County Farm South Site Plan (Thrive) for City Council Approval - A proposed site plan to develop 99 homes, including detached, attached, and apartments, and community buildings, on an 8.50-acre site at 2270 Platt Rd in a proposed Planned Unit Development (PUD) Zoning district. The development is designed to seamlessly connect with another proposed residential development adjacent to the north in the same proposed PUD district. Staff Recommendation: Approval

Attachments: Staff Report 8-5-20 Revised (Veridian at County Farm).pdf, Staff Report 8-5-20 (Veridian at County Farm).pdf, Attachment A 2270 Platt Rd Zoning Map.pdf, Attachment B PUD Development Program.pdf, Attachment C PUD Supplemental Regulations.pdf, Z19-013 Draft PUD Supplemental Regulations 8-5-20.pdf, Attachment D Resident Participation Meeting Report.pdf, Attachment E Veridian Overall Site Plan.pdf, Attachment F North Site Plan Layout.pdf, Attachment G North Site Plan Landscape Sheets.pdf, Attachment H North Site Plan Buildings.pdf, Attachment I South Site Plan Layout Sheet.pdf, Attachment J South Site Plan Landscape Sheet.pdf, Attachment K South Site Plan Buildings.pdf, Attachment L Draft Development Agreement (North Avalon).pdf, Attachment M Draft Development Agreement (South Thrive).pdf

10-b [20-1184](#) **Review of City Planning Commission Bylaws**

Attachments: CPC By-Laws Staff Report - 8-5-20.pdf, DRAFT Bylaws Planning Commission-7-31-20.pdf

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

12 **COMMISSION PROPOSED BUSINESS**

13 **ADJOURNMENT**

Sarah Mills, Chairperson
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)
<http://a2gov.legistar.com/Calendar.aspx>

Commission public meetings are usually 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 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>). 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.

(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 contact Planning staff. 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. 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.