



# 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, September 1, 2020

7:00 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call: 877 853 5247 (Toll Free) or 888 788 0099  
Enter Meeting ID: 954 3006 1843

**1** **CALL TO ORDER**

**2** **ROLL CALL**

**3** **INTRODUCTIONS**

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

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

**20-1340** August 18, 2020 City Planning Commission Meeting Minutes

**Attachments:** 8-18-2020 Draft CPC Minutes w 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

**20-1341** Various Communication to the City Planning Commission

**Attachments:** COMM1.pdf, COMM2.pdf

**7** **AUDIENCE PARTICIPATION/PUBLIC COMMENT (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**

**20-1342** Public Hearings Scheduled for the September 15, 2020 Planning Commission Meeting

**Attachments:** 9-15-2020 Notice of Public Hearing.pdf

**9** **REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion**

9-a **20-1343** **Lockwood of Ann Arbor Planned Unit Development (PUD) Zoning and Site Plan for City Council Approval** - A proposed 3-story senior independent living facility with 154 units and 154 vehicle parking spaces on a 7.9-acre parcel located at 2195 East Ellsworth Road. PUD zoning is requested to allow reduced parking and additional density over the existing single-family zoning. Public benefits include: minimum of 40% affordable housing (65 units proposed on-site), reduced parking/impervious surface, increased open space and larger setbacks, and Dark Sky Compliant lighting. Staff recommendation: Postponement

**Attachments:** Lockwood PUD Staff Report Sept 1 2020.pdf, Lockwood Ellsworth DA Draft.pdf, Lockwood Ellsworth - Supplemental Regulations.pdf

9-b **20-1344** **Unified Development Code - Floodplain Management Overlay District and Regulations for City Council Approval** - An ordinance to amend Sections 5.14.2, 5.18.4, 5.18.6.d.1.a, 5.23.4, 5.27, 5.29.1, 5.29.3.f.4, 5.29.12.d, and 5.37.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor. Staff recommendation: Approval

**Attachments:** Floodplain Management Overlay District Proposal CPC Sept 2020.pdf, Floodplain Overlay District Staff Report 08282020.pdf, Floodplain Management Overlay District Ordinance for CPC 8-28-20.pdf, 8-31-2020 Public Meeting Q&A Report.pdf

**10** **UNFINISHED BUSINESS**

10-a **20-1263** **City Planning Commission FY 2021-2022 Work Program**

**Attachments:** FY21 Work Program Cover Memo.pdf, CPC Work Program September 2020 Proposed.pdf

10-b **20-1345** **Planning Commission Sub-committee and Designee Appointments**

**Attachments:** CPC Subcommittees and Designees Memo 2020.pdf, CPC Committee Assignments - Proposed August 2020.pdf

**11** **AUDIENCE PARTICIPATION/PUBLIC COMMENT (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 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 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](http://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