



# 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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Thursday, January 3, 2013

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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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. Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. 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 red envelope on the home page.

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](http://www.a2gov.org)).

- 1**     **CALL TO ORDER**
  
- 2**     **ROLL CALL**
  
- 3**     **APPROVAL OF AGENDA**
  
- 4**     **INTRODUCTIONS AND PRESENTATIONS**
  
- 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

**[12-1672](#)**     Various Correspondence to the City Planning Commission

**Attachments:**     Calendar\_Jan13.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**

**12-1677**

413 E Huron Site Plan for City Council Approval - A proposal to demolish two single-story commercial buildings and a residential building on this 0.92 acre site and construct a 14-story, 271,855 square foot mixed use building containing 216 apartments with 537 bedrooms, and ground-level retail and lobby space. 139 parking spaces will be provided in two underground levels, to be accessed from East Huron Street. 10 surface parking spaces will be provided at the rear of the building, to be accessed from a driveway on North Division Street.

624 Church Street Apartments Site Plan for City Council Approval - A proposal to demolish the commercial building at 624 Church Street and construct a 83,807 square foot, 13-story addition to the commercial building at 618 Church Street, to contain 76 apartments with 196 bedrooms on this 0.34 acre site. Required parking will be provided off-site through permits in a downtown public parking structure.

Kocher Annexation and Zoning for City Council Approval - A request to annex this vacant 0.66 acre single-family residential parcel located at 2925 Devonshire Road from Ann Arbor Township into the City and zone it R1A (Single-Family Dwelling District).

Calvert and La Salle Land Division - A request to divide this 2.54 acres commercial property at 2196 West Stadium Boulevard into two parcels, one fronting on West Stadium Boulevard and the other fronting on West Liberty Street.

**Attachments:** 1-15-2013 Public Hearing Notice as Published.pdf

**9** **UNFINISHED BUSINESS**

**9-a** **12-1673**

**The Summit Townhouses Site Plan for City Council Approval** - A proposal to zone it R3 (Townhouse Dwelling District) and construct a 24-unit multiple-family residential development with 48 parking spaces and one access driveway on this 3.3 acre parcel, located at 2081 East Ellsworth Road. Staff Recommendation: Postponement

**Attachments:** The Summit Townhouses Staff Report with Attachments1-3-2013.pdf

**9-b** **12-1674**

**515 N. Fifth Ave Apartments Site Plan for City Council Approval** - A proposal to demolish the existing structure and construct a 2-1/2 story, four-unit multiple family dwelling with 6 parking spaces on this 0.20 acre parcel. Staff Recommendation: Approval

**Attachments:** 515 N Fifth Ave Staff Report 01-03-13Rev with Attachments.pdf

- 9-c [12-1675](#) Master Plan Amendment: 2012 Sustainability Framework - A proposal to adopt a framework of 16 overarching sustainability goals as a new city-wide element of the City Master Plan. Staff Recommendation: Adoption

**Attachments:** 2012 Sustainability Framework Staff Report 1-3-2013 with Attachments.pdf

**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](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.)

- 10-a [12-1676](#) South State Street Corridor Plan Distribution - Staff Recommendation: Approval

**Attachments:** South State Street Notice to Plan Distribution Memo to CPC.pdf, S State Street Corridor Plan Dec 20 2012.pdf

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Kirk Westphal, Chair  
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