



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, December 4, 2012

7:00 PM

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

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).

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **APPROVAL OF AGENDA**

4 **INTRODUCTIONS AND PRESENTATIONS**

5 **MINUTES OF PREVIOUS MEETING**

[12-1529](#) November 7, 2012 Draft City Planning Commission Meeting Minutes

Attachments: 11-7-2012 CPC Draft Minutes.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

[12-1530](#) Various Correspondence to the City Planning Commission

Attachments: 12-04-2012 Public Hearing Notice as published.pdf, Meeting Calendar -Dec12.pdf, R4C Status Memo to City Council 12-03-12.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

[12-1535](#) Parkway Place Rezoning for City Council Approval - A request to rezone this 1.22 acre parcel located at 490 Huron Parkway from R3 (Townhouse District) to R1B (Single-Family Dwelling District) to allow the creation of three single-family lots.

Blue Heron Pond Planned Project Site Plan for City Council Approval - A proposal to construct 65 residential units in 9 new buildings, using the existing drives, parking and utilities constructed for the former West Towne project located at 2536 West Liberty Street on this 8.32 acre site. A planned project modification is requested to reduce the spacing between Building J and Building C at the southwest corner of the site (facing W. Liberty Street) from 20 feet to 15.7 feet.

Capital Investments Rezoning for City Council Approval - A request to rezone this 2.24 acre parcel located at 2271 South State Street from M1 (Limited Industrial District) to M1A (Limited Light Industrial District) to allow for an automobile sales use. The petitioner has requested a waiver of the area plan requirement because no new construction is proposed.

544 Detroit Street Planned Project Site Plan for City Council Approval - A proposal to demolish the existing structure on this 0.10 acre site and construct a 4,077 square foot, three-story mixed-use building with three covered parking spaces on the ground level. The first floor will be office use; the second and third floors will be residential use. Planned project modifications are requested to exceed the 35 ft height limit by 3 feet 6 inches; to reduce the front setback requirement along Detroit and Division Streets from 10 feet to 5 feet; and to reduce the rear setback from 30 feet to 7.5 feet. A landscape modification is requested to reduce the conflicting land use buffer along the rear property line.

FY2014-2019 Capital Improvements Plan (CIP). The FY2014-2019 CIP contains a program of major capital improvements to be undertaken by the City in the next six years. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's capital budget planning.

Attachments: 12-18-2012 Public Hearing Notice as Published

9 **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.)

- 9-1 [12-1531](#) **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: Postponement**
Attachments: 515 N Fifth Staff Report with Attachments.pdf, Site plan, Landscape Plan, Elevations front back, Elevations side, Comments from Neighbors
- 9-2 [12-1532](#) **McMullen Annexation and Zoning for City Council Approval - A request to annex this 0.46 acre, single-family residential parcel located at 3100 Geddes Road, from Ann Arbor Township and zone it R1A (Single-Family Dwelling District). Staff Recommendation: Approval**
Attachments: 3100 Geddes Rd Staff Report with Attachments.pdf
- 9-3 [12-1533](#) **Abdulsattar Annexation and Zoning for City Council Approval - A request to annex this 1.03 acres, single-family residential parcel located at 3355 Geddes Road, from Ann Arbor Township and zone it R1A (Single-Family Dwelling District). Staff Recommendation: Approval**
Attachments: 3355 Geddes Staff Report with Attachments.pdf
- 9-4 [12-1534](#) **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.**
Attachments: SustainabilityFrameworkSR12-04-12withAttachments

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

11 **COMMISSION PROPOSED BUSINESS**

12 **ADJOURNMENT**

Kirk Westphal, Chair
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