



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, September 19, 2023

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 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. 23-1544 September 6 2023 City Planning Commission Meeting Minutes

Attachments: 9-6-2023 CPC Approved Meeting Minutes.pdf

5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

5-a. City Council

5-b. Planning Manager

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

23-1545 Various Communications to the Planning Commission

Attachments: eComment re Village of Ann Arbor, D'Amour re electrification of Village of Ann Arbor, Garber re electrification, Gurk re electrification of Village of Ann Arbor, Westphal re Premiums, Green Rd Dev., Carlson re Support of 125 S Main, Fagerlund re 125 S Main, Jenson re 125 S Main, Rosenbaum re Support for 125 S Main

6. 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.)

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

[23-1546](#) Public Hearings Scheduled for Tuesday, October 3, 2023 Planning Commission Meeting

Attachments: 10-3-2023 CPC Notice of Public Hearing-Tue.pdf

8. UNFINISHED BUSINESS

9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item

9-a. [23-1541](#) Amendment to Unified Development Code, Chapter 55 of Ann Arbor City Code: Premiums. Amendments are proposed to Sections 5.17.4 (Mixed Use Zoning Districts) and 5.18.6 (Premiums) to remove the premium floor area options to exceed the normal floor area ratios in certain zoning districts and remove the maximum floor area ratio (FAR) standards in the D1 (Downtown Core) and D2 (Downtown Interface) zoning districts. Staff Recommendation: Approval

Attachments: Planning Staff Report (Premiums Public Hearing) 2023-09-19.pdf, 2023-09-19 CWA Premiums Memo.pdf, Ordinance to Amend (Premiums) 2023-09-13.pdf, 2023-09-19 CWA Premiums Memo Appendix.pdf

9-b. [23-1542](#) 3520 Green Court - Planned Unit Development Text Amendment for City Council Approval - The proposed amended Supplemental Regulations will expand the permitted principal uses of the Planned Unit Development (PUD). The permitted principal uses would include medical and dental offices, which are currently prohibited; would expand the definition of "hotel," which currently restricts hotel developments to extended stays with 100 room maximum capacity; and would permit development of multi-family residential housing, which is currently excluded. This PUD District includes 35.26 acres. Staff Recommendation: Approval

Attachments: 3520 Green Road PUD Staff Report Sept 2023.pdf, The Green Court Block Zoning Map.pdf, The Green Court Block Aerial Map.pdf, The Green Court Block Aerial Map Zoom.pdf, Original Approved ERIM PUD Regulations.pdf, Citizen Participation Meeting w. Slides (06132023).pdf, Prop Amended Supplemental Reg.pdf, 3520 Green Rd Comparison of PUD Reg.pdf, Altarum - Presentation for 9.19.23 Planning Commission Meeting (002).pptx

9-c. [23-1543](#) 1710 Dhu Varren Road - Village of Ann Arbor Amended Site Plan and Rezoning for City Council Approval - An amendment to the approved site plan that includes the rezoning of two parcels from Township to R4A (multiple-family residential) and 120 additional residential units along Dhu

Varren with an amenities park area and adjacent parking. The total units proposed will be 604 units on the 78.5-acre site. The parcels to be rezoned are 2520 and 2540 Pontiac Trail. The total area of rezoning is 5.9 acres.

Staff Recommendation: Approval

Attachments: Village of Ann Arbor Staff Report 9-19-2023.pdf, Village of Ann Arbor Zoning Map.pdf, Village of Ann Arbor Aerial Map.pdf, Village of Ann Arbor Aerial Map Zoom.pdf, Village of Ann Arbor Site Plan-1st Amnd.pdf, Village of Ann Arbor CPO Report.pdf, Presentation Village of AA 9.19.23.pdf

9-d. [23-1539](#)

3701-3713 Riverside Drive - Annexation and Zoning for City Council Approval - A Request to annex this .74 acre area, including one single-family residence and one vacant lot from Ann Arbor Township to obtain public utilities and to the zone the property R1B Single Family Dwelling. (Ward 2) Staff Recommendation: Approval

Attachments: 3701-3713 Riverside Staff Report.pdf, 3701 and 3713 Riverside Dr Zoning Map.pdf, 3701 and 3713 Riverside Dr Aerial Map.pdf, 3701 and 3713 Riverside Dr Aerial Map Zoom.pdf

10. OTHER BUSINESS

10-a. [23-1530](#)

Notice of Intent to Plan - New Comprehensive Plan

Attachments: 2023 9-11 Notice of Intent to Plan - CPC SR.pdf, Notice to Plan Letter - Comprehensive Plan 2024.pdf

10-b. [23-1540](#)

Planning Commission By-Laws Amendments

Attachments: 2023 9-19 CPC ByLaws Update - Staff Report.pdf, 2023 8-10 Proposed CPC Bylaws.pdf

11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

Wonwoo Lee, Chairperson

/mia gale

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. Persons 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

City Planning Commission regular meetings are held in a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.

The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering City facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

City Hall is mask-friendly to all guests at all times.

Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).

Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.