



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, October 1, 2019

7:00 PM

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

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; or by written request addressed and mailed or delivered 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>) 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 'Subscribe to Updates' envelope on the home page.

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

5-a [19-1871](#) September 4, 2019 City Planning Commission Meeting Minutes

Attachments: 9-4-2019 CPC Draft Minutes w Live 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

[19-1872](#) Various Correspondence to the City Planning Commission

Attachments: Comm1.pdf, Comm2.pdf, Comm3.pdf, Comm4.pdf, Comm5.pdf, Comm6.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

[19-1873](#) Public Hearings Scheduled for the October 15, 2019 Planning Commission Meeting

Attachments: 10-15-2019 Notice of Public Hearing as Published.pdf

9 UNFINISHED BUSINESS

9-a [19-1867](#) Hideaway Lane Planned Project Site Plan for City Council Approval - A planned project site plan for Council to revise the 17 unbuilt homes from single family to two-family dwellings at 2000 Traver Road. This 4.6-acre site currently contains a 9-unit apartment building and one single family house, as well as one partially built single family house and foundations for two single family houses; the proposal increases the total number of dwellings on the site plan from 29 to 45. No change to the site layout or an increase in number of buildings is proposed. Each of the new homes will have attached garages. Storm water will be detained on site. Access will be from Traver Road. Zoned R4A (Multiple-Family Dwelling). Staff Recommendation: Approval

Attachments: Hideaway Lane Staff Report Oct 1 2019 rev.pdf, Hideaway Lane Staff Report w Attachments-9-4-2019 .pdf

10 REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion of Each Item

10-a [19-1868](#) 212 South State Street Multi-Family Residential Development Site Plan for City Council Approval - A proposed 6-story building to house approximately 19 residential units and incorporate new restrooms for the adjacent Michigan Theatre. No parking is proposed as part of this proposal located at 212-216 South State Street. Zoned D1 (Downtown Core) State Street Character Overlay Zoning District. 0.20-acre site. Staff Recommendation: Approval

Attachments: Staff Report 212 S State rev.pdf

10-b [19-1869](#) 616 East Washington Street New High-Rise Development Site Plan for City Council Approval - Five existing building are proposed to be removed to accommodate a 19-story tower that includes 240 residential units (including 19 affordable units), 127 on-site parking spaces, and 5,438

square feet of ground floor retail space. Pedestrian and vehicular access will be from East Washington Street. Zoned (Downtown Core) State Street Character Overlay Zoning District. 0.65-acre site located at 514-606 East Washington Street. Staff Recommendation: Approval

Attachments: Staff Report for October 1 2019 CPC w Maps.pdf

10-c **19-1870**

Amendments to Chapter 55 (Unified Development Code) to Add a New Zoning District, T1 Transit Support - This district is intended to require mixed uses in sufficient density to support transit systems, provide more housing choices, and further the goals of the City Master Plan. Development in this district must include residential uses, must be set close to the street, must be designed to provide accommodations for all modes of transportation with an emphasis on pedestrians and nonmotorized modes. Several sections of Chapter 55 may be amended to implement the new T1 district such as: Section 5.12 (Mixed Use Zoning Districts), Section 5.15 (Permitted Use Tables), Section 5.16 (Use Specific Standards), Section 5.17 (Area, Height and Placement Regulations), Section 5.18 (Special Dimensional and Site Layout Standards), Section 5.19 (Parking Standards), Section 5.20 (Landscaping, Screening and Buffering) and Section 5.21 (Streets and Access). Staff Recommendation: Approval

Attachments: Staff Report on T1 District 10-1-19.pdf, Ordinance to Create T1 District.pdf, Staff Report on T1 District 9-16-19.pdf

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

12 **COMMISSION PROPOSED BUSINESS**

13 **ADJOURNMENT**

Alex Milshteyn, Chairperson
/mg

(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 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.)

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 Thursdays at 8:00 AM and 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://a2ctn.viebit.com>.

The complete record of this meeting is available in video format at <https://a2ctn.viebit.com>, or is available for a nominal fee by contacting CTN at (734) 794-6150.