



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, November 17, 2020

7:00 PM

Electronic Meeting

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: 978 3155 2451

1. CALL TO ORDER

2. ROLL CALL

3. INTRODUCTIONS

4. APPROVAL OF AGENDA

5. MINUTES OF PREVIOUS MEETING

5-a. [20-1736](#) November 4, 2020 City Planning Commission Meeting Minutes

Attachments: 11-4-2020 CPC 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

[20-1737](#) Various Communication to the City Planning Commission

Attachments: COM 1.pdf, COM 2.pdf, COM 3.pdf, COM 4.pdf, COM 5.pdf, COM 6.pdf, eComments Received.pdf, COM 7.pdf, COM 8.pdf, COM 9.pdf, COM 10.pdf

7. PUBLIC COMMENT/PUBLIC 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

8-a. [20-1738](#) Public Hearings Scheduled for Tuesday, December 1, 2020 Planning Commission Meeting

Attachments: 12-1-2020 Notice of Public Hearing.pdf

9. REGULAR BUSINESS

9-a. [20-1739](#) Near North Townhomes Rezoning and Site Plan for City Council Approval with Planned Project Modifications - 700 North Main Street. A petition to rezone this 1.2-acre site from PUD (Planned Unit Development) to R4C (Multiple-Family Dwelling) district, and a site plan for 22 townhouses including a request to reduce the front setback from 25 feet to 10 feet and the rear setback from 33 feet to 22 feet. Development of this project will involve removal of 5 landmark trees, mitigation proposed, and some fill of the floodplain, mitigation proposed. Staff Recommendation: Approval

Attachments: Staff Report 11-17-20 (Near North) w Attachments.pdf, Near North Site Plan 10-23-20.pdf

9-b. [20-1740](#) 2060 W Stadium Boulevard Site Plan with Rezoning for City Council Approval and Special Exception Use for Planning Commission Approval - The petitioner proposes to construct a 4-story, 120,687 square foot, self-storage building, a 3-story, 23,315 square foot, mixed-use building, and surface parking on the site. The mixed-use building will include a ground floor bank and 2 upper floors of office space. The bank is proposing a drive-through which requires a Special Exception Use (SEU) Approval. The petitioner is also proposing to rezone the portion of the site currently zoned P (Parking) to C2B (Business Service) Zoning Classification. The petitioner is also proposing a variance to provide less vehicular parking than is required by code. Staff Recommendation: Approval

Attachments: 2060 W. Stadium Staff Report w Maps.pdf, 2060 W. Stadium Site Plan/LP/Utilities.pdf, Special Exception Use Application.pdf, ZBA Application.pdf, Self-Storage Elevations.pdf, Bank Elevations.pdf, WCWRC Approval Letter.pdf, Citizen Participation Report.pdf, Drive-Thru Letter.pdf, A2Zero Response Letter.pdf

9-c. [20-1741](#) 2111 Packard Street Rezoning and Site Plan for City Council Approval - Petitioner proposes to remove the existing retail building and construct a new 3-story, 79,020 square foot multiple-family building with 3,642 square feet of ground floor retail space. The project proposes 72 dwelling units with studio, 1, and 2-bedroom unit types with a total of 119 bedrooms.

The project proposes 84 surface parking spaces. The petitioner is also proposing to rezone a portion of the site from P (Parking) to C3 (Fringe Commercial) Zoning Classification. Staff Recommendation: Approval

Attachments: 2111 Packard St Staff Report 11-17-20 w Maps.pdf, 2111 Packard Site Plan 2020-11-13 full set.pdf, 2111 Packard St Citizen Participation Q and A.pdf, 2111 Packard Draft Development Agreement Nov 12 2020.pdf

10. PUBLIC COMMENT/PUBLIC PARTICIPATION (Persons may speak for three minutes on any item.)

11. COMMISSION PROPOSED BUSINESS

12. 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 ; 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.

