



City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda City Planning Commission

Tuesday, March 15, 2011

7:00 PM

220 N. Main Street County Administration Bldg -
Board Room

PLEASE NOTE NEW TEMPORARY LOCATION

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 5th 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 at the top of 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).

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

INTRODUCTIONS

MINUTES OF PREVIOUS MEETING

[11-0242](#) January 20, 2011 Draft City Planning Commission Meeting Minutes

[11-0336](#) February 8, 2011 Draft City Planning Commission Meeting Minutes

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

- a City Administration
- b City Council
- c Planning Manager
- d Planning Commission Officers and Committees
- e Written Communications and Petitions

[11-0338](#) Various Correspondence to the Planning Commission

Attachments: Letter from Chi Phi Fraternity in support of 630 Oxford SEU, Letter from Triangle Fraternity in support of 630 Oxford SEU

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.)

PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[11-0342](#) Amendments to Chapter 55 (Zoning Ordinance) and 57 (Subdivision and Land Control) to Require a Mandatory Review of Certain Projects in the Downtown Area by the Design Review Board. The purpose of these requirements is to provide guidance to petitioners on the design review process and requirements of the *Downtown Design Guidelines*. The amendment describes the locations and types of projects that must undergo design review, submittal requirements, required notice, and meeting procedures.

Attachments: 4-5-11 PH Notice for Newspaper

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.)

[11-0056](#) Phi Kappa Psi Fraternity Special Exception Use and Site Plan for Planning Commission Approval - A request for Special Exception Permission to utilize the property at 630 Oxford Road as a fraternity house for 24 occupants and pave an existing parking lot in the rear. - Staff Recommendation: Approval.

Attachments: 3-15-2011-Phi Kappa Psi Staff Report with Attachments, 1-20-2011-Phi Kappa Psi SEU-Staff Report and Maps

[11-0332](#) Millcreek Townhouses Annexation and Zoning - A request to annex three parcels totaling approximately 1-acre on the East side of Stone School Road at Birch Hollow Drive into the City and zone it R3 Townhouse Dwelling Use. - Staff Recommendation: Approval.

Attachments: Mill Creek Annexation-Zoning Staff Report with attachments, Postcard Public Hearing Notice-Mill Creek Annexation-Zoning

[11-0333](#) 215 N. Fifth Ave Site Plan for City Council Approval - A proposal to demolish an industrial structure and construct a two-story single family dwelling in the D2 [Downtown Interface] zoning district. - Staff Recommendation: Approval.

Attachments: 215 N Fifth Ave-Staff Report with Attachments, Postcard Public Hearing Notice-215 N Fifth Ave

[11-0334](#) Packard Square Site Plan for City Council Approval - A request to demolish the existing structures and to construct a mixed-use development (230 apartments and street level retail) with 150 covered spaces and 309 at-grade parking spaces and 54 bicycle parking spaces on the 6.52 acre site at 2502 Packard Street. - Staff Recommendation: Approval.

Attachments: Staff Report with Attachments, Packard Square Draft Development Agreement 3-15-2011, Postcard Public Hearing Notice-Packard Square

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

COMMISSION PROPOSED BUSINESS

ADJOURNMENT

Eric Mahler, Chair
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