

City Planning Commission - 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

Meeting Time: 11-17-20 19:00

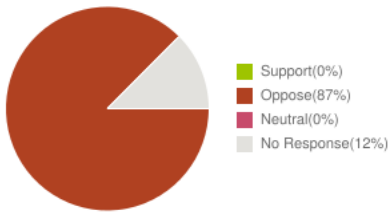
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Planning Commission - 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	11-17-20 19:00	23	8	0	7	0

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



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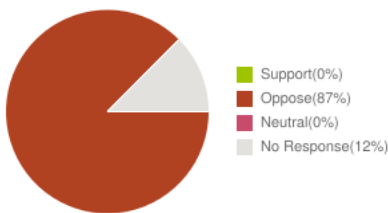
11-17-20 19:00

Agenda Name	Comments	Support	Oppose	Neutral
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	3	0	3	0
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	3	0	3	0
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	2	0	1	0

Sentiments for All Agenda Items

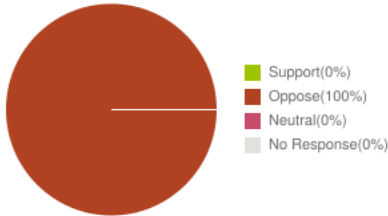
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Overall Sentiment



Agenda Item: eComments for 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

Overall Sentiment



margaret schankler

Location:

Submitted At: 3:51pm 11-17-20

I am an adjacent property owner at 711 N. 4th Ave. I am happy that a housing project will be developed at this site. I am in support of the project as a whole but oppose approval of the plans as submitted. I do not feel that the plans are specific enough re: how the north and east elevations will look. With the newly proposed rear setbacks, I am not comfortable that adjoining properties will be sufficiently buffered. The last time we saw any plans was 2018. I think it would be fair for the developers to offer another public participation meeting to go over the changes in detail, so that we can all be comfortable and know what to expect from the project.

M. Ali Ahmadi

Location:

Submitted At: 2:02pm 11-17-20

The rear setback according to R4C (as stated in the staff report) is 47' 3". The proposed 22' is way too close to the east side neighbors. This proposed setback will cause major shade over the neighboring properties on the east side. My primary residence is on the east side of this development and it is unfair for me to get deprived from natural sunlight that I will be getting if the planning department upholds and enforce the setback as stated in the Unified Development Code.

Development is good BUT development MUST match the land allowed envelop and should not cause devastation for the other properties by getting exemptions. The table at Page 6 of staff report clearly shows that this project is over extending on the set back in a major way..... Why is the planning department recommending the approval against the "UDC"?

This project needs to get scaled to only one row of housing so it fits the land properly and does not create issues for the neighboring properties.

Faramarz Farahanchi

Location:

Submitted At: 12:39pm 11-17-20

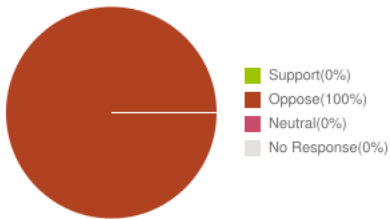
There is issue with the Shade that is created by the rear setback reduction increased height. As is, the properties that are on the east side of the property will suffer tremendously by the induced shade which no plantation will be growing there and the existing backyards will be ruined due to reduction of the sunlight that they will get by the proper (per code) setback.

I own properties on 4th Ave. and with in the short distance of this project and I am all for development of this property but trying to squeeze too much is NOT right given the fact that it requires deviation from setback.

I am disturbed that the planning dept. is OK with this front & rear setback reduction and is recommending this reduction... while at 717 N. 4th, the request for closing 4' of front porch for a vestibule was rejected due to setback (even though no foot print and/or stairs would have moved from the existing location). It is only FAIR if the rules/codes apply to ALL not just small property owners...

Agenda Item: eComments for 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

Overall Sentiment



Dave Corsa

Location:

Submitted At: 12:17pm 11-17-20

This is a really bad idea for this location. We don't need another bank when there so many nearby and so much banking is now done online . A storage facility makes much more sense on cheaper land away from residences.

Suzanne Perkins

Location:

Submitted At: 7:03pm 11-16-20

Having a self-storage facility on this parcel is the worst idea. We need a mixed use development with housing, stores and restaurants. At the very least stores and restaurants and a path from the housing behind so that people can walk her. Making it a car only dead zone is a bad idea.

Deirdre Casey

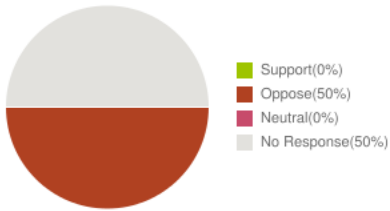
Location:

Submitted At: 9:53am 11-16-20

The size of this building and the fact that it would discourage foot traffic will make West Stadium even less walker friendly and will hamper any sustainable development in the area for years or maybe decades to come. Why not open this property up to residential development? We have a housing shortage, and there are demographics that need affordable housing with easy accessibility to transit and nearby retail. Even if residential isn't an option, using the property for self-storage seems like an extremely short-sighted plan. It's hard to believe that in a forward-looking community like Ann Arbor, whose members are well aware of the need to reduce our footprint, there will be long-term demand for more storage.

Agenda Item: eComments for 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

Overall Sentiment



Irma Majer

Location:

Submitted At: 3:58pm 11-17-20

It appears that developers have not taken community input into consideration as no changes have been made that reflect the previously expressed concerns of residents, esp. the setback and the scale. The bulk of the building fronts Packard with a modest 10' front setback & takes up almost the entire frontage along Packard (280'). At 40' tall, it is significantly higher than most of the surrounding homes and businesses. It replaces a building of 15,548 SF with one of 79,020 SF, more than 5 times as large. This building will be considerably more imposing on the streetscape, than other structures in the area which are set back at a much greater distance from Packard.

John Godfrey

Location:

Submitted At: 3:33pm 11-17-20

The 2111 Packard project will increase "cut-through" traffic in the adjoining neighborhood and add to peak hour congestion that is already a problem and will create risks to student pedestrians accessing St. Francis, Pattengill, and Tappan.

The project traffic study puts existing peak southbound traffic on Packard is at LOS E, the second worst rating for congestion defined as "unstable flow at or near capacity levels with poor levels of comfort and convenience." The staff report omits discussion of peak hour northbound traffic. Pre-COVID peak northbound traffic often backs up south of Brockman. The likely outcome of the new traffic leaving 2111 Packard for downtown workplaces is that it will turn east onto Anderson and Crestland, then north on Carhart and Brockman. Nor does the plan realistically state the impact of overflow parking to on-street parking will have on the immediate neighborhood. Assumptions that tenants will bus or bicycle are aspirational, but implausible at best.