



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, November 1, 2016

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 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

**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

16-1500

Various Correspondences to the City Planning Commission
(Planning and Development Services)

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**

16-1501 Public Hearings Scheduled for the November 15, 2016 City Planning Commission Meeting

(Planning and Development Services)

Attachments: 11-15-2016 PH Notice

9 **UNFINISHED BUSINESS**

10 **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.)

10-a **16-1496** **South Maple Apartments (1110 & 1132 S Maple) Site Plan for City Council Approval** - A proposal to develop 70 apartments in two 3-story buildings and other required improvements such as parking and storm water management and including planned project modifications for setbacks and landscape modifications to the conflicting land use buffer. Separate petitions have also been submitted to annex this 4.9-acre parcel into the City and to zoning it R4B (Multiple-Family Dwelling) Ward 5. Staff Recommendation: Approval

(Planning and Development Services)

Attachments: Staff Report (11-1-16) South Maple Avalon Apartments Site Plan.pdf, Attachment - Aerial Photo.pdf, Attachment - Citizen Participation Report.pdf, Attachment - Landscape Modification Petition.pdf, Attachment - Planned Project Petition.pdf, Attachment - Site Plan.pdf, Attachment - Zoning Map.pdf

- 10-b [16-1497](#) Carlberg Annexation and Zoning of 2501 Victoria Avenue - A proposal to annex this 0.174-acre site from Pittsfield Township and zone it R1C (Single-Family Dwelling). Ward 3. Staff Recommendation: Approval
(Planning and Development Services)
Attachments: 2501 Victoria Staff Report COMBINED 11-1-16
- 10-c [16-1498](#) DuBuc Annexation and Zoning of 2935 Devonshire Road - A proposal to annex this 0.72-acre parcel from Ann Arbor Township and zone it R1A (Single-Family Dwelling) for the purpose of construction of one single-family house. Ward 2. Staff Recommendation: Approval
(Planning and Development Services)
Attachments: 2935 Devonshire A&Z Staff Report with Attachments.pdf
- 10-d [16-1499](#) DuBuc Annexation and Zoning of 2945 Devonshire Road - A proposal to annex this 0.59-acre parcel from Ann Arbor Township and zone it R1A (Single-family Dwelling) for the purpose of construction of one single-family house. Ward 2. Staff Recommendation: Approval
(Planning and Development Services)
Attachments: 2945 Devonshire A&Z Staff Report with Attachments.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Ken Klein, Chair
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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 (www.a2gov.org).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.