



# City of Ann Arbor

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

## Meeting Agenda Planning Commission, City

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Tuesday, April 5, 2016

7:00 PM

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

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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](mailto: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 MINUTES OF PREVIOUS MEETING**

**5 APPROVAL OF AGENDA**

**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**

**[16-0488](#)**

Various Correspondences to the City Planning Commission

**Attachments:** Calendar\_April.pdf, Balfour Senior Housing Facility SP 3.pdf, Email from Orr.pdf, Email from Crouse and Ives.pdf, Email from Crouse 2 with Attachment.pdf, Email from LeLievre.pdf, Email from Rob Cleveland (221 Felch).pdf, Email from Brummer.pdf, Email from Rosenberg.pdf, Email from Winkler, Miller, Mitchell, Fouser, King.pdf, Email from Caruso.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**

**16-0489** Public Hearings Scheduled for April 19, 2016 Planning Commission Meeting

**Attachments:** 4-19-2016 Public Hearing Notice as Published.pdf

**9 UNFINISHED BUSINESS**

9-a **16-0490** Kingsley Condominiums Proposed Conditional Rezoning and Planned Project Site Plan for City Council Approval - A proposal to rezone the property, located at 221 Felch Street, from M1 (Limited Industrial) to R4D (Multiple-Family Dwelling District) with conditions and a proposed site plan to demolish all existing structures except for the building at 214 West Kingsley and construct a 51-unit, 5-story building with covered and surface parking. A planned project modification is requested to reduce the west side setback. The site is 89,480 square feet and is in a 100-year floodplain. Ward 1. Staff Recommendation: Approval

**Attachments:** Staff Report 221 Felch with Attachments (4-5-16).pdf

**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](http://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 **16-0491** Kingsley Parkside Site Plan for Planning Commission Approval - A

proposal to develop a 3-unit, 5-story loft townhouse. The site located at 213 West Kingsley Street is 3,168 square feet and zoned D2/First Street Character. Ward 1. Staff Recommendation: Approval

**Attachments:** Kingsley Parkside Staff Report with Attachments.pdf

**10-b**     **16-0492**     **615 South Main Street Planned Project Site Plan for City Council Approval**

- A proposal to construct a 6-story, 229-unit apartment building with 6,200 square feet of retail. The development at 615 South Main Street includes the consolidation of 3 parcels into a 86,162-square foot site. The property is zoned D2, and a planned project modification is requested to increase the height to 75 feet. Ward 4. Staff Recommendation: Approval

**Attachments:** 615 S Main Staff Report with Attachments for 4-5-2016 CPC.pdf

**10-c**     **16-0493**     **Balfour Senior Living Site Plan for City Council Approval** - A proposal to

construct a 4-story senior living facility at 2830-2874 South Main Street, totaling 184,000 square feet with 154 rooms; 74 parking spaces are proposed below grade and 61 surface parking spaces. A landscape modification and wetland use permit have been submitted as part of this proposal. Ward 4. Staff Recommendation: Approval

**Attachments:** Balfour Senior Center Staff Report with Attachments.pdf

**10-d**     **16-0494**     2016-2017 City Planning Commission Meeting Schedule

**Attachments:** DRAFT CPC Mtg Schedule 2016-2017.pdf

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

**11**     **COMMISSION PROPOSED BUSINESS**

**12**     **ADJOURNMENT**

Wendy Woods, 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 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](http://www.a2gov.org)).

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