



# 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, August 1, 2017

7:00 PM

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

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**1**      **CALL TO ORDER**

**2**      **ROLL CALL**

**3**      **APPROVAL OF AGENDA**

**4**      **INTRODUCTIONS**

**5**      **MINUTES OF PREVIOUS MEETING**

5-a      [17-1160](#)      April 18, 2017 City Planning Commission Meeting Minutes

**Attachments:**    4-18-2017 CPC Minutes with Live Links.pdf

5-b      [17-1161](#)      May 2, 2017 City Planning Commission Meeting Minutes

**Attachments:**    5-2-2017 CPC Minutes with Live Links.pdf

5-c      [17-1162](#)      May 16, 2017 City Planning Commission Meeting Minutes

**Attachments:**    5-16-2017 CPC Minutes with Live Links.pdf

5-d      [17-1163](#)      June 6, 2017 City Planning Commission Meeting Minutes

**Attachments:**    6-6-2017 CPC Minutes with Live Links.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

[17-1159](#)      Various Correspondences to the City Planning Commission

**Attachments:** Calendar-August 2017.pdf, CPC Inglis letter and report 072417.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**

[17-1164](#) Public Hearings Scheduled for the August 15, 2017 City Planning Commission Meeting

**Attachments:** 8-15-2017 PH Notice for Newspaper.pdf

**9 UNFINISHED BUSINESS**

- 9-a [17-1016](#) 1140 Broadway Zoning and Planned Project Site Plan for City Council Approval- A proposal to develop three mid-rise residential buildings that provide a total of 620 residential units and 4,500-square feet of retail space on a vacant 6.4-acre site. A 451-space parking structure, an 85-space parking garage and 37 surface parking spaces are proposed. Access to the site is proposed from Broadway Street, Maiden Lane and Nielsen Court. Planned project modifications are requested to allow reduced setbacks on Broadway Street and Maiden Lane. Landscape Modifications are requested to waive requirements for stormwater infiltration. The site plan petition is submitted in conjunction with a rezoning petition from PUD (Planned Unit Development) to C1A/R with Conditions (Campus Business Residential, with the condition that a maximum height limit is established). A brownfield application has also been submitted separately. (Ward 1) Staff Recommendation: Approval

**Attachments:** Planning Staff Report 8-1-17 (1140 Broadway) (revised), DRAFT - 1140 Broadway - Development Agreement - version 1, Conditional Zoning Request - 1140 Broadway revised 7-26-17, 1140 Broadway - letter to accompany portfolio for PC 8-1-17, 1140 Broadway project portfolio for Planning Commission 8-1-17, 1140 Broadway Planning Staff Report 7-5-17 with Attachments.pdf, Planning Staff Report 8-1-17 (1140 Broadway)

**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.)

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

**12**     **COMMISSION PROPOSED BUSINESS**

**13**     **ADJOURNMENT**