



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, August 18, 2015

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. Persons with disabilities 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

[15-1036](#) Resolution of Appreciation for Eleanore Adenekan

5 MINUTES OF PREVIOUS MEETING

[15-1032](#) July 21, 2015 City Planning Commission Meeting Minutes

Attachments: 7-21-2015 CPC Minutes with Live Links2.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 and Petitions

[15-1033](#) Various Correspondences to the City Planning Commission

Attachments: Letter of Concern from Boyk and Neighbors 3-27-2015.pdf, Email from Heller and Boyk.pdf, Email from Roe.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

9 UNFINISHED BUSINESS

9-a [15-1034](#) Davis Row Site Plan for City Council Approval - A proposal to demolish single-family dwellings at 303 and 307 West Davis, combine the two R4C-zoned parcels and construct a four-unit residential condominium building on the 0.23-acre site. Two tandem parking spaces will be provided for each unit in garages at grade level. The two existing driveways are proposed to be shifted to access the garage spaces. A new public sidewalk is proposed along the site frontage. (Ward 5)
Recommendation: Approval

Attachments: Davis Row Staff Report with Attachments 08-18-15.pdf

9-b [15-1035](#) 410 First Site Plan for City Council Approval - A proposal to demolish two residential buildings and construct a four-story, 25-unit, 47,140-square foot residential building on a 0.44 acre site located at 408-412 North First Street. Parking for 36 vehicles will be provided in a lower-level parking garage, as will access to 5 parking spaces on the property to the south. The proposed building is to be elevated above the 100-year floodplain, which covers the site. (Ward 1) Staff Recommendation: Approval

Attachments: 410 First Staff Report 08-18-15.pdf, 410 First Site Plan Development Agreement 081415.pdf, 081815-Revised plans.pdf, 5-19-2015 Staff Report-.pdf, 5-19-2015 Site Plan-1.pdf, 5-19-2015 Site Plan-Landscape Plan-2.pdf, 5-19-2015 Site Plan- Bldg Cross Section AA-3.pdf, 5-19-2015 Site Plan-Parking Plan-4.pdf, 5-19-2015 Site Plan-Floors-5.pdf, 5-19-2015 Site Plan-Elevations-6.pdf, 5-19-2015 CPC Minutes-410 First Site Plan.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.)

(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**

Wendy Woods, Chair
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