



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, March 4, 2025

7:00 PM

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

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 ID: 977 6634 1226

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>

Passcode: 882985

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 ID: 977 6634 1226

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-0377](#) February 19, 2025 City Planning Commission Meeting Minutes

Attachments: February 19, 2025 City Planning Commission Meeting Minutes.pdf

5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

5-a. City Council

5-b. Planning Manager

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions**25-0378****Various Communication to the City Planning Commission**

Attachments: Abbenante-Honold Thoughts on Comprehensive Plan.pdf, Asher No to Changing R1 and R2 Zoning.pdf, Barry Comments for last night's Planning meeting.pdf, Barter Multi Family Dwellings in Single Family Neighborhoods - Stop.pdf, Barton Residential Zoning Proposal.pdf, Berg Concerns Regarding Proposed Future Land Use Changes in Burns Park.pdf, Block 2025 Comprehensive Re-Zoning Plan.pdf, Chambers Feedback on Comprehensive Plan Project Questions.pdf, Chambers Feedback on Comprehensive Plan Project Questions with attachment.pdf, Checkoway Zoning Proposal Letter.pdf, Dabrowski Comments Comprehensive Plan Topic.pdf, Dabrowski Comprehensive Plan and Potential Rezoning of Residential Neighborhoods.pdf, Dabrowski Comprehensive Plan and Stakeholder Engagement.pdf, Doyle Support for Upzoning in LoBuPa Master Plan.pdf, Dunlap Comprehensive Plan - Lower Burns Park.pdf, Fagerlund email of Support 343 South Fifth Rezoning.pdf, Ford Objection to Proposed Comprehensive Plan.pdf, Gregerman Comprehensive Plan Meeting.pdf, Gurk Comprehensive Plan.pdf, Halpern Upzoning Proposal.pdf, Hart Rezoning proposed for 343 South Fifth Avenue - Downtown Library.pdf, Henry 1209 S University - Comments for Public Hearing.pdf, L Dabrowski Proposed Comprehensive Land Plan for the City.pdf, Laidlaw Comments Master Plan.pdf, LaTendresse New Zoning.pdf, Leff Master Plan Residential Zoning Issues.pdf, Leff Retraction Statement Master Plan Residential Zoning Issues.pdf, Linkner Comprehensive City Plan Feedback - Strong Opposition.pdf, McConnell LoBuPa Master Plan Residential Zoning Issues.pdf, McGavock More Mixed Use Development Please.pdf, McLaughlin Comprehensive Plan Feedback.pdf, Meisler Zoning of Residential Neighborhoods.pdf, Montero Upzoning.pdf, North Burns Park Neighborhood Association - Some Information and Photos from North Burns Park.pdf, O'Neal Comments on the Comprehensive Land Use Plan.pdf, Rockhey Proposed Single Family Development Rezoning.pdf, Rogers Comments on the Comprehensive Plan.pdf, Rose Changes to Lower Burns Park.pdf, Rosenbaum Support for 700 North Main Development.pdf, Rosenbaum Support for Downtown Library Rezoning.pdf, Russell Document for the March 4th meeting.pdf, Sargent Eliminating R1 and R2 Zoning.pdf, Schmitt Input to the Comprehensive Plan.pdf, Schultz - Please Update Table in PROS Plan 2023-2027.pdf, Spitz Public Comment for Planning Commission.pdf, Talbot Council Meeting Multiplex Builds.pdf, Talbot Meeting this Evening City Planning and Building of Multiplexes on Individual Home Property.pdf, Talbot No Multiplex Builds.pdf, Thompson LoBuPa Master Plan Residential Zoning Issues.pdf, Tullett Proposed Rezoning.pdf, Weiland Questions about the A2 Comprehensive Plan.pdf, Winick ecomment Planning Commission Meeting 3-4-2025.pdf, Zemgulys Communication.pdf, Zemgulys Comprehensive Plan Comments.pdf

6. PUBLIC COMMENT (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.)

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a. [25-0379](#) Public Hearings Scheduled for Tuesday, March 18, 2025 Planning Commission Meeting

Attachments: 3-18-2025 MLive Notice of Public Hearing - Revised.pdf

8. UNFINISHED BUSINESS

9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item

- 9-a. [25-0382](#) 1201, 1209 and 1213 South University Avenue - Proposed site plan to construct a new 19 story mixed use residential building with ground floor retail on a 0.39 acre site zoned D1. The proposed development includes demolition of the existing retail buildings and reconstruction of the pedestrian corridor along Church Street and South University Avenue. The site is located in Ward 1.

Staff recommendation: Approval.

Attachments: 2025-03-04 Staff Report SP24-0020.pdf, 1209 S University Ave Site Plan.pdf, 1209 S University Ave Development Agreement DRAFT February 21 2025.pdf, 1209 S University Ave Zoning Map.pdf, 1209 S University Ave Aerial Map.pdf, 1209 S University Ave Applicant Presentation.pdf, 1209 South University Avenue Applicant Response.pdf, 1209 S University Ave Applicant Response Continued.pdf

- 9-b. [25-0380](#) 343 South Fifth Rezoning (Downtown Library) - Proposed rezoning from PL to D1 zoning to pursue a future public-private development. No development is proposed currently. The 1.21-acre site includes the library building and the adjacent surface parking lot. This site is located in Ward 5. Staff recommendation: Approval.

Attachments: 343 S Fifth Rezoning SR.pdf, Aerial Map.pdf, Zoning Map.pdf, Ordinance (343 S Fifth RZ).pdf, 343 S Fifth Petitioner Presentation.pdf

- 9-c. [25-0381](#) 2325 Crystal Way Rezoning (Hickory Nature Area) - Proposed rezoning from R4A to PL zoning. The lot was recently acquired by the City for an expansion of the Hickory Nature Area. This site is located in Ward 1. Staff recommendation: Approval.

Attachments: 2325 Crystal Way RZ Staff Report.pdf, 2325 Crystal Way Aerial Map.pdf, 2325 Crystal Way Zoning Map.pdf, Ordinance (Hickory Nature Area Expansion RZ).pdf

10. OTHER BUSINESS

11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

Wonwoo Lee, Chairperson

/Courtney Manor

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. Persons 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 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>).

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. 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. 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.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150

City Planning Commission regular meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.