



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, April 21, 2020

7:00 PM

Electronic Meeting

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: 877 853 5247 (Toll Free) or 888 788 0099
Enter Meeting ID: 932 6940 8487

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

20-0363 February 20, 2020 City Planning Commission Meeting Minutes

Attachments: 2-20-2020 CPC Draft Minutes w Live Links1.pdf.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

20-0460 Various Correspondence to the City Planning Commission

Attachments: Comm 1.pdf, Comm 2.pdf, CPC eComments 4-21-20.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

20-0565 Public Hearings Scheduled for the May 5, 2020 Planning Commission Meeting

Attachments: 5-5-2020 Notice of Public Hearing.pdf

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

9-a **20-0566** Valhalla Ann Arbor Site Plan, Annexation, and Rezoning for City Council Approval - Proposed multiple-family residential project containing 454 units and townhomes with parking located under the buildings and along the private drives. Project includes annexation of parcels from Pittsfield Township and petitioner is requesting a conditional R4E multiple-family zoning designation of this 9.8-acre site, located at 31-163 Valhalla Drive and 2065, 2099 South Main Street. **Requesting Postponement**

Attachments: 4-13-2020 PC Valhalla postpone memo .pdf

9-b **20-0567** Greenhills School Track & Field Site Plan and Landscape Modification for Planning Commission Approval - The petitioner proposes to remove and replace the track and field facilities. The 6-lane track will be replaced with an 8-lane track while the grass infield will be replaced by artificial turf. A new storm water detention system is proposed underneath the infield. The petitioner is requesting a landscape modification for this 30.49-acre site located at 850 Greenhills Drive, zoned Single-Family (R1-B). Staff Recommendation: Approval

Attachments: Greenhills Staff Report for CPC and Land Mod w Attachments.pdf, 850 Greenhills Dr Site Plan 1 of 3.pdf, 850 Greenhills Dr Site Plan 2 of 3.pdf, 850 Greenhills Dr Site Plan 3 of 3.pdf

9-c **20-0568** 1043 North Main Street Rezoning for City Council Approval - The petitioner proposes to rezone this 6,446 square foot parcel from AG (Agricultural) to R1D (Single-Family) to accommodate the construction of a single-family home. Prior to the construction of a new single family home, the petitioner will need to remove the existing home on the site. Staff Recommendation: Approval

Attachments: 1043 N Main St Zoning Map.pdf, 1043 N Main Staff Report for April 21 2020 rev.pdf, 1043 N Main St Aerial Map.pdf, 1043 N Main St Aerial Map Zoom.pdf, 1043 N Main Rezoning Application Material.pdf

9-d **20-0569** 950 Greene Street Revised Landscape Plan (Tree Mitigation Plan) Site Plan for Planning Commission Approval - Two landmark trees were

damaged during construction and are proposed to be replaced by providing 200% replacement. This will result in a total of 9 replacement being planted on-site and 10 replacement trees being planted in the adjacent lawn extensions. The site plan was originally approved in 2019 for this 1.63-acre parcel, zoned Business Service (C2B). Staff Recommendation: Approval

Attachments: 950 Greene Staff Report April 21 2020.pdf, 950 Greene St Zoning Map.pdf, 950 Greene St Aerial Map Zoom.pdf, Landscape Plan-Replacement Trees.pdf, Site Plan w Notes.pdf, 950 Greene St Approved Site Plan.pdf

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

11 **COMMISSION PROPOSED BUSINESS**

12 **ADJOURNMENT**

Alex Milshteyn, Chairperson
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)
<http://a2gov.legistar.com/Calendar.aspx>

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>). 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.

(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. 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.)

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.