



City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda City Planning Commission

Tuesday, March 16, 2010

7:00 PM

G. C. Larcom, Jr. Municipal Bldg. 2nd Flr.

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. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 794-794-6140 (V/TDD) at least 24 hours in advance. 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 6th 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 red envelope at the top of the home page.

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).

CALL TO ORDER

1 ROLL CALL

2 INTRODUCTIONS

3 MINUTES OF PREVIOUS MEETING

3-1 [10-0248](#) City Planning Commission Minutes of December 15, 2009
City Planning Commission Minutes of January 5, 2010

Attachments: 12-15-09 CPC Minutes, 1-5-10 CPC Minutes

4 APPROVAL OF AGENDA

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

a City Administration

b City Council

c Planning and Development Services Manager

d Planning Commission Officers and Committees

e Written Communications and Petitions

- e-1 [10-0249](#) (1) Email from Rose Wilson regarding Proposed Convention Center.
(2) Email from Tom Whitaker regarding Heritage Row Proposal.

Attachments: Email re Convention Center, Email re Heritage Row

6 **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.)**

7 **PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

8 **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.)

- 8-1 [10-0250](#) a. Public Hearing and Action on Eight Parkland Rezoning: (1) Arbor Hills Nature Area Rezoning, Green Road between Kilburn Park Circle and Gettysburg Road. A request to rezone this site from PUD (Planned Unit Development District) to PL (Public Land District) for public park use. (2) Kilburn Park Rezoning, northwest corner of Kilburn Park Circle and Dunwood Road, north of Green Road. A request to rezone this site from PUD (Planned Unit Development District) to PL (Public Land District) for public park use. (3) Arbor Oaks Park Rezoning, Champagne Drive between Stone School Road and Shadowood Drive. A request to

rezone this site from R1C (Single-Family Dwelling District) to PL (Public Land District) for public park use. (4) Berkshire Creek Nature Area Rezoning, bounded by Exmoor Road, Huron Parkway, Washtenaw Avenue and Glenwood Road. A request to rezone this site from R4A (Multiple-Family Dwelling District) to PL (Public Land District) for public park use. (5) Malletts Creek Nature Area Rezoning, east side of Huron Parkway, north of Washtenaw Avenue and south of Lindsay Lane. A request to rezone this site from R4B (Multiple-Family Dwelling District) to PL (Public Land District) for public park use. (6) Bluffs Nature Area Rezoning, 1099 and 1037 North Main Street. A request to rezone this site from R4A (Multiple-Family Dwelling District), AG (Agricultural-Open Space District) and C1 (Local Business District) to PL (Public Land District) for public park use. (7) Glacier Highlands Park Rezoning, southwest corner of Larchmont Drive and Barrister Road, east of Green Road. A request to rezone this site from R1B (Single-Family Dwelling District) to PL (Public Land District) for public park use. (8) Scheffler Park Rezoning, 3155 Edgewood. A request to rezone a recently acquired portion to the northeast of the existing park from O (Office District) to PL (Public Land District) for public park use - Staff Recommendation: Approval

Attachments: Eight Parkland Rezoning Staff Report

- 8-2 [10-0251](#) b. Public Hearing and Action on Glacier Hills Senior Living Community Site Plan, 33.4 acres, 1200 Earhart Road. A request to construct a new, two-story 60,000-square foot skilled nursing care facility, construct small additions to the existing five-story Manor Building and two-story Care and Rehabilitation Center, and reconfigure the existing parking lots on the east and west side of the site including 57 additional parking spaces - Staff Recommendation: Postpone

Attachments: Glacier Hills Staff Report

- 8-3 [10-0253](#) c. Public Hearing and Action on Heritage Row PUD Zoning District and PUD Site Plan, 1.23 acres, 407-437 South Fifth Avenue. A request to rezone this site from R4C (Multiple-Family Dwelling District) to PUD (Planned Unit Development District) and a proposal to renovate the existing seven houses (total of 26,873 square feet and 38 units), and to construct three new buildings (total of 44,738 square feet and 44 units) and a total of 62 parking spaces below the new buildings (postponed at 2/18/10 meeting) - Staff Recommendation: Approval

Attachments: Heritage Row Staff Report

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

10 **COMMISSION PROPOSED BUSINESS**

11 **ADJOURNMENT**

Bonnie Bona, Chair
jsj