



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, May 6, 2014

7:00 PM

County Building, 220 North Main Street,
Board of Commissioners Public Conference
Room

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. 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 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 red envelope on 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).

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

5-a [14-0727](#) March 4, 2014, City Planning Commission Meeting Minutes

Attachments: 3-4-2014 CPC Minutes with Live Links

5-b [14-0730](#) March 18, 2014, City Planning Commission Meeting Minutes

Attachments: 3-18-2014 CPC Minutes with Live Links

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****14-0728 Various Correspondences to the City Planning Commission**

Attachments: Calendar_May14, Email from Sorge-Earhart Village Homes Association,
Email from Keppelman

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****14-0729 Public Hearings Scheduled for the May 20, 2014 City Planning Commission Meeting**

Attachments: 5-20-2014 Public Hearing Notice as Published

9 UNFINISHED BUSINESS**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.)

10-a 14-0722 Master Plan Review - Once a year, the Ann Arbor City Planning Commission and Planning and Development Services review the City Master Plan. The City Master Plan is a collection of plans, or "elements," that work together to describe a vision for the City's future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City's website at www.a2gov.org/masterplan

<http://www.a2gov.org/masterplan>. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. Staff Recommendation: Postponement

Attachments: Master Plan Review PH 05-06-14 with Resolution

- 10-b [14-0723](#) Anderson-Pebbles Annexation and Zoning for City Council Approval - A request to annex this 0.22 acre vacant parcel located at 375 Glenwood Street from Scio Township and zone it R1C (Single-Family Dwelling District). Ward 5. Staff Recommendation: Approval

Attachments: 375 Glenwood Staff Report 05-06-14 with Attachments

- 10-c [14-0724](#) Public Hearing and Action on 5 Ann Arbor Housing Commission Properties Proposed for Rezoning

- (1) Baker Commons Rezoning for City Council Approval - A request to rezone this 0.94 acre parcel located at 106 Packard Street from PL (Public Land District) to D2 (Downtown Interface). The parcel currently contains a 64-unit apartment building (Ward 5)
- (2) Green/Baxter Court Apartments Rezoning for City Council Approval - A request to rezone this 2.0 acre parcel located at 1701-1747 Green Road from PL (Public Land District) to R4B (Multiple-Family Dwelling District). The parcel currently contains 24 apartments in four buildings and a community center. (Ward 2)
- (3) Maple Meadows Rezoning for City Council Approval - A request to rezone this 3.3 acre parcel located at 800-890 South Maple Road from R1C(Single-Family Dwelling District) to R4B (Multiple-Family Dwelling District) to more closely reflect the current use. The parcel currently contains 30 apartments in five buildings and a community center. (Ward 5)
- (4) Mallett's Creek Court Rezoning for City Council Approval - A request to rezone this 3.3 acre parcel located at 2670-2680 South Main Street from PL(Public Land District) to R2A (Two-Family Dwelling District) to more closely reflect the current use. The parcel currently contains three 2-family dwellings. (Ward 4)
- (5) 805-807 W. Washington Rezoning for City Council Approval - A request to rezone this 0.18 acre parcel from PL(Public Land District) to R2A (Two-Family Dwelling District) to more closely reflect the current use. The parcel currently contains one 2-family

dwelling. (Ward 5)

No changes other than rehabilitation are proposed for the buildings or the sites.

Staff Recommendation: Approval

~~South Seventh Housing Rezoning for City Council Approval – A request to rezone this 0.9 acre parcel located at 221-253 South Seventh Street from PL (Public Land District) to R2A (Two-Family Dwelling District) to more closely reflect the current use. The parcel currently contains four 2 family dwellings. No changes other than rehabilitation are proposed for the buildings or the site. (Ward 5) Item Withdrawn~~

Attachments: AAHC Rezoning Staff Report 05-06-14 with Attachments

- 10-d [14-0725](#) 425 South Main Street Rezoning for City Council Approval - Consistent with the recommendations of the Downtown Zoning Evaluation Report, approved the City Council in January 2014, this 1.15 acres parcel is proposed to be rezoned from D1 (Downtown Core District) to D2 (Downtown Interface District). The property currently contains a 63,150 square foot building and surface parking lot. No new development is proposed at this time. (Ward 5). Staff Recommendation: Approval

Attachments: 425 S Main rezoning staff report 5-6-14 with Attachments

- 10-e [14-0726](#) Text Amendment to Chapter 55 (Zoning) to Add Requirements to the Main Street Character Overlay District for City Council Approval - As a result of the City Planning Commission’s recent evaluation of the 2009 downtown zoning amendments, this proposed zoning ordinance text amendment will revise the Main Street Character Overlay District. The changes will add height and setback requirements for the “D2” (Downtown Interface District). Specifically, the changes will set a maximum height of 100 feet and require upper story setbacks from any residential property lines for D2-zoned properties in the Main Street Character Overlay District. Staff Recommendation: Approval

Attachments: D2 Main Street text amendment staff report 5-6-14 with Attachments

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Kirk Westphal, Chair
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