



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, May 5, 2026

7:00 PM

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

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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 will be heard, submit them in writing ahead of the meeting or attend in person.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

- 4-a. [26-0739](#) City Planning Commission Meeting Minutes of April 21, 2026  
**Attachments:** City Planning Commission Meeting Minutes of April 21, 2026.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****26-0740** Various Communication to the Planning Commission

**Attachments:** Alvarez 225 and 235 South Wagner Rd. rezoning (REZ26-0005).pdf, Homan Hub Zoning.pdf, Leaf One Hub District vs Many.pdf, Leaf Please Start Implementing the CLUP.pdf, Nelson Comments for Official Opposition to Proposed Rezoning (REZ26-0005).pdf, Trudeau support for 700 N Main rezoning.pdf, Beranek CPC - 700 N Main St Rezoning and Area Plan (REZ26-0002).pdf, Frank Ongoing Energy Waste.pdf, Hilton North Central Neighborhood Association comments re 700 North Main Street proposal.pdf, Nagar 700 N Main St..pdf, Pomerleau North Central Neighborhood Association comments re 700 North Main Street proposal.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. COMMUNICATION FROM COMMISSIONERS****8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING****8-a. 26-0741**

Action Items Scheduled for Tuesday, May 19, 2026 Planning Commission Meeting

**Attachments:** 5-19-2026 MLive Notice of Public Hearing.pdf, 5-19-2026 Notice of Public Hearing.pdf

**9. UNFINISHED BUSINESS****10. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing or Dedicated Public Comment, and Discussion of Each Item****10-a. 26-0742**

**225 and 235 South Wagner Road Rezoning (REZ26-0005)** - A petition to rezone two residential parcels totaling 0.28 acres from R1D (Single-Family Residential) to R2A (Two-Family Residential). Both lots are currently vacant. The applicant wishes to build two principal dwelling units per parcel. Ward 5.  
Staff Recommendation: Approval.

**Attachments:** 5-5-26 CPC Staff Report (225-235 S Wagner).pdf, REZONING APPLICATION FOR A2CLT 225 235 S. WAGNER.PDF, 225 and 235 S Wagner Rd Zoning Map.pdf, 225 and 235 S Wagner Rd Aerial Map Zoom.pdf, 225 and 235 S Wagner Rd Aerial Map.pdf, 225 and 235 Wagner Road Petitioner Presentation.pdf

- 10-b. [26-0743](#) **700 North Main Street Rezoning and Area Plan (REZ26-0002)** - An application to rezone a 52,000-square foot parcel from R4C (Multiple-Family Dwelling) to R4E (Multiple-Family Dwelling) With Conditions to enable future development of a 6-story residential building with 64 apartments. The offered condition is a 75-foot maximum height limit. Ward 1.

Staff Recommendation: Approval.

**Attachments:** May 5, 2026 Staff Report (700 N Main RZ).pdf, Zoning/Parcel Map (700 N Main).pdf, REZONING APPLICATION (700 N Main).PDF, Near North Area Plan (700 N Main).PDF, 700 North Main Street Presentation - May 5-2026.pdf

- 10-c. [26-0744](#) **3785 Varsity Drive Rezoning and Area Plan (REZ25-0007)** - A rezoning request for City Council from M1 (Limited Industrial) to C2B (Business Service District). The area plan for a vacant 1.2-acre parcel proposes the construction of 50 one-bedroom apartments across two buildings. The site has floodway and floodplain on the southern portion of the site. Ward 4.

Staff Recommendation: Approval.

**Attachments:** 3785 Varsity Drive Rezoning and Area Plan Staff Report 5.5.26.pdf, 3785 Varsity Rezoning Application.pdf, 3785 Varsity Dr Zoning Map.pdf, 3785 Varsity Dr Area Plan.pdf, 3785 Varsity Dr Presentation.pdf

**11. OTHER BUSINESS**

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

**13. COMMISSION PROPOSED BUSINESS**

**14. ADJOURNMENT**

Donnell Wyche, 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](mailto: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>). 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](http://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 Comprehensive 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.