



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, December 16, 2014

7:00 PM

Washtenaw County Building, 220 N. Main St.,
board 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 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>) 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 'Subscribe to Updates' envelope on the home page.

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

14-1760 November 18, 2014 City Planning Commission Meeting Minutes

Attachments: 11-18-2014 Planning Commission Minutes

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

14-1766 Various Correspondences to the City Planning Commission

Attachments: Calendar_Dec14, CIP Comments - Peterson, CIP Comments - Leaser, CIP Comments - Purcell, CIP Comments - Hewett, CIP Comments - Farber, CIP Comments - Wendt, CIP Comments - Abram, CIP Comments - Busch, CIP Comments - Lourdes, Nixon Farm Comments - Kung, Nixon Farms Comments - Keeley

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****9** **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.)

9-a **14-1761** Resolution in Support of Reimagine Washtenaw Corridor Improvement Study

Attachments: Reimagine Wash Corridor Staff Report 12-16-14

9-b **14-1762** **FY 2016-2021 Capital Improvements Plan (CIP) - The FY2016-2021 CIP is comprised of updated financial data for FY2016 contained in the approved FY2015-2020 CIP. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's master plan. The CIP is also used as the source document for the City's capital budget planning. Staff Recommendation: Approval**

Attachments: CIP Staff Report 12-16-14, Response to CPC Questions 12-16-14

10 **UNFINISHED BUSINESS****10-a** **14-1763** **Nixon Farm North, 3381 Nixon Road for City Council Approval - A proposal including several related petitions necessary to develop a 68-acre site at the northwest corner of Nixon and Dhu Varren Roads for multiple-family residential use with 208 attached dwelling units in 51**

buildings, with community clubhouse and pool, storm water management and park donation. Petitions include Zoning (to R4A Multiple-Family Dwelling), Site Plan and Natural Features Open Space Activity authorization, Landscape Ordinance modification request and Wetland Use permit. Ward 1. Staff Recommendation: Approval

Attachments: Nixon Farm North Staff Report 12-16-14, Attachment: Nixon Farm North Staff Report 10-21-14

10-b [14-1764](#)

Nixon Farm South, 2999 Nixon Road for City Council Approval - A proposal including several related petitions necessary to develop a 40-acre site at the southwest corner of Nixon and Dhu Varren Roads for multiple-family residential use with 264 attached dwelling units in 51 buildings, with storm water management and park donation. Petitions include Zoning (to R4A Multiple-Family Dwelling), Site Plan and Natural Features Open Space Activity authorization, Landscape Ordinance modification request and Wetland Use permit. Ward 1. Staff Recommendation: Approval

Attachments: Nixon Farm South Staff Report 12-16-14, Attachment: Nixon Farm South Staff Report 10-21-14

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

12 COMMISSION PROPOSED BUSINESS

12-a [14-1765](#) Resolution Designating a Planning Commission Representative to the Environmental Commission

Attachments: Environmental Commission Appointment 12-16-14

13 ADJOURNMENT

Wendy Woods, Chair
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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).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.