



# 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, February 6, 2024

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

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

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

- 4-a. [24-0133](#) January 16, 2024 City Planning Commission Meeting Minutes  
**Attachments:** January 16, 2024 City Planning Commission Meeting Minutes.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****24-0134** Various Communication to the Planning Commission

**Attachments:** Amy G Email of Opposition SI Complex.pdf, Beth Email of Opposition SI Complex.pdf, Caruso Email of Opposition High Rise Buildings.pdf, Chambers email Zoning Atlas Chart.pdf, Floyd email of opposition 1208 South University.pdf, Goldberg email of support 711 Church Street.pdf, Lewis Email of Support SI Complex.pdf, Linn letter of opposition 711 Church.pdf, Schmanski email of opposition 1208 South University with attachments.pdf, Wresche Email of Opposition SI Complex.pdf, Zimmer Email of Opposition SI Complex.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. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING****7-a. 24-0135** Public Hearings Scheduled for Thursday, February 22, 2024, Planning Commission Meeting

**Attachments:** 2-22-2024 CPC Notice of Public Hearing.pdf

**8. UNFINISHED BUSINESS****9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item****9-a. 24-0136** 711 Church Street PUD Zoning and Site Plan  
A request to rezone a 1.1-acre site from R4C (Multiple-Family Dwelling) to PUD (Planned Unit Development) and adopt Supplemental Regulations to allow development up to 450,000 square feet, and a site plan to construct a 17-story apartment building with ground floor commercial. Primary proposed public benefits of the PUD district include contributions to affordable housing and enhanced sustainability. Building would have 273 proposed apartments with over 1,000 bedrooms. Amenities would include on-site vehicle and bicycle parking and streetscape improvements. The site includes six lots: 703, 707, 709-713, 715 and 721 Church Street and 1208 Willard Street. Staff recommendation: denial.

**Attachments:** 2024-02-06\_CPC\_711 Church\_Staff Report.pdf, Zoning Map (711 Church), Aerial Map (711 Church), Supplemental Regulations 2024-01-30 (711 Church).pdf, Development Agreement 2024-01-29 (711 Church).pdf, V4 Abbreviated Site Plan, Applicant Master Plan Conformance and PUD Justification.pdf, Applicant 711 Church Street - Zoning Comparison.pdf, Letter to PC 02062024 signed.pdf

**10. OTHER BUSINESS**

**11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)****12. COMMISSION PROPOSED BUSINESS****13. ADJOURNMENT**

Wonwoo Lee, Chairperson

/courtneymanor

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. 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 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

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.