

NOTICE OF PUBLIC HEARING

A public hearing on the following items will be held by the Ann Arbor City Planning Commission in the Council Chamber, Second Floor, Guy C. Larcom, Jr. Municipal Building (City Hall), 301 E. Huron Street, Ann Arbor, Michigan on Tuesday, June 3, 2014 at 7:00 p.m.

Ann Arbor Housing Commission-North Maple Rezoning and Site Plan - A proposal to rezone this 4.82 acre site located at 701 North Maple Road from R1C (Single-Family Dwelling District) to R4B (Multiple-Family Dwelling District) to redevelop the site for 42 apartments in 8 two-story buildings, for a total of 56,807 square feet of floor area. A one-story community center building will be located on the west side of the site. The site will contain 73 parking spaces, accessed from the existing curb cut on North Maple Road and a new curb cut on Dexter Avenue. Twenty existing single-family dwellings on the site will be demolished. (Ward 5)

Rudolf Steiner High School Addition Special Exception Use and Site Plan - A proposal to construct a 19,780 square feet, one-story classroom and gymnasium addition to the rear of the existing classroom building on this 6.26 acre site located at 2230 Pontiac Trail. A special exception use approval is required to expand the private school building in a residential zoning district. The proposed maximum enrollment will remain unchanged at 120 students. (Ward 1)

Research Park Lots 26-31 Rezoning and Area Plan - A request to rezone 6 vacant platted lots totaling 16.65 acres, located at 3958 Research Park Drive, from RE (Research District) to ORL (Office, Research, Limited Industrial District) to allow development of recreational, research and development uses on the properties. The Area Plan proposes a 1 story tennis facility with indoor and outdoor tennis courts and five 2-story office/research buildings with associated parking and stormwater detention facilities. Site plans will need to be submitted and approved prior to building permits being issued or any development on these parcels. (Ward 4)

Text Amendment regarding Outdoor Recreation Uses in Office Research Limited Industrial [ORL] District - A property owner request to amend the use restrictions for the ORL (Office Research Limited Industrial) district to revise Section 5:10.14A, Special Exception Uses, to allow for both indoor and outdoor recreational uses. Currently, only enclosed recreational facilities that have received special exception use approval from the Planning Commission are allowed in this district. The revised ordinance would delete the word "enclosed", thereby allowing "Places of recreation such as bowling alley, tennis courts, health club" if the use meets the standards of Section 5:104 of the zoning ordinance and is approved by the Planning Commission after a duly noticed public hearing.

Dusty's Collision Site Plan - A proposal to construct a one-story, 30,537 square feet automobile collision repair facility on this 3.16 acres parcel, located at 2310 South Industrial Highway. The former building on this site was demolished in 2013. Proposed site improvements include a revised parking lot, lighting and landscaping, and two driveways in the approximate location of the existing curb cuts. (Ward 4)

Ann Arbor Jesuit Community Special Exception Use - A request to approve a "functional family" use to allow occupancy of this single-family dwelling, on this 0.22 acres site, located at 1919 Wayne Street, by up to six members of the USA Midwest Province of the Society of Jesus religious order (Ann Arbor Jesuit Community). The Zoning Ordinance defines a functional family as a group of people having a permanent and distinct relationship which is functionally equivalent to a family. The code allows for a functional family living as a single housekeeping unit to occupy a dwelling if approved by the Planning Commission as a special exception use. (Ward 2)

Additional information is available at the Planning and Development Services Unit (734-794-6265), First Floor, Guy C. Larcom, Jr. Municipal Building (City Hall), Ann Arbor, Michigan. After 3:00 p.m. on the Friday prior to the public hearing, staff reports will be available at the Planning and Development Services Unit or the electronic staff reports can be viewed at <http://a2gov.legistar.com/Calendar.aspx>. This meeting will be televised live on Cable TV, Channel 16. Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 48 hours in advance. To provide written comments prior to the meeting date, please email planning@a2gov.org, or mail/hand deliver to Planning & Development Services, 1st floor, 301 E. Huron Street, Ann Arbor, MI 48107-8647 by noon of the meeting date.

Authorized by:
Wendy L. Rampson
Planning Manager