



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, June 13, 2023

7:00 PM

Electronic Meeting

Working Session - Video & Audio Accessible

To listen or 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 via Zoom, or by phone.

Please click the link below to join this 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.

1. **CALL TO ORDER**
2. **PUBLIC COMMENT (Persons may speak for three minutes. Please state your name and address for the record.)**

FOR ZOOM PARTICIPANTS, PHONE CALLERS CAN PRESS *9 TO RAISE HANDS AND *6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.

3. **23-1050** Pre-Planned Unit Development (PUD) Application Conference: Jewish Community Center PUD, 2935 Birch Hollow Dr - a conference to comment on the appropriateness of proposed land uses, conformance with the comprehensive plan, and beneficial effects of an upcoming petition to adopt Supplemental Regulations for the existing Jewish Community Center PUD Zoning District. The Supplemental Regulations will propose to continue and expand the current uses in the PUD District and establish density, height, setback and other development standards for future development.

Attachments: June 13, 2023 Planning Staff Memo, Jewish Community Center PUD conceptual site plan.pdf, Jewish Community Center PUD Prelim Sup Regs.pdf, JCC Final Phase PUD 1986-1997.pdf

4. **23-1051** Pre-Planned Unit Development (PUD) Application Conference: 120

Packard St - a proposal to rezone this .37-acre site from R4C (Multi-Family Residential) to PUD (Planned Unit Development) and construct an 8-story building totaling 89,600-sq ft. Housing 90-100 residential units with 24 parking spaces located below grade and at ground level. As part of the benefits in exchange for the PUD rezoning a required affordable housing contribution, LEED Silver, solar panels, and an electric building are proposed.

Attachments: 2023-6-13_CPC WS_120 Packard_Staff Memo.pdf, 120 Packard 1A. PUD Pre-Petition Conference Request Form.pdf, 120 Packard 2A. EX PUD Pre-Petition Summary Termsheet (002).pdf, 120 Packard 3A. PUD Pre-Petition Conference Request Form Supplement v2 (002).pdf, 120 Packard 5A. 120 Packard PUD Proposed Site Concept (002).pdf, Site Data Chart-06-13-2023.pdf

5. [23-1053](#) Discussion on Rezoning of the Plymouth and Washtenaw Corridors to TC1

Attachments: 2023 6-13 TC1 Washtenaw - Plymouth Corridors CPC WS Memo.pdf

6. [23-1049](#) Various Communications to the Planning Commission

Attachments: Kahn re 120 Packard St.pdf, Wineberg re 120 Packard St.pdf, Ufer-Kapnicks Insurance re South Town.pdf, Hudolin re 120 Packard.pdf

7. **PUBLIC COMMENT (Persons may speak for three minutes. Please state your name and address for the record.)**

8. **ADJOURNMENT**

Shannan Gibb-Randall, Chairperson

/mia gale

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<http://a2gov.legistar.com/Calendar.aspx>

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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)