

City of Ann Arbor

301 E. Huron St. Ann Arbor, MI 48104 http://a2gov.legistar.co m/Calendar.aspx

Meeting Agenda City Planning Commission

Tuesday, December 2, 2025

7:00 PM

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

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at 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=akdzTVllcnBBaGJNSIZJdFpDdGUrdz09 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. 25-1953 November 18, 2025 City Planning Commission Meeting Minutes

Attachments: November 18, 2025 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

25-2077 Planning Activities Report

Attachments: FINAL 2023-2024 Activities Report.pdf

- 5-c. Planning Commission Officers and Committees
- 5-d. Written Communications and Petitions
 - <u>25-1954</u> Various Communication to the City Planning Commission

Attachments: Britten 715-717 E Huron Neighborhood Feedback.pdf, Ferguson

Concerns about 715-717 East Huron Street Rezoning.pdf, Nagar 700 N.

December 2, 2025

Main St.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. <u>25-1955</u> Action Items Scheduled for Tuesday, December 16, 2025 Planning

Commission Meeting

Attachments: 12-16-2025 Notice of Public Hearing.pdf

- 9. UNFINISHED BUSINESS
- 10. REGULAR BUSINESS Project Presentation, Staff Report, Public Hearing or Dedicated Public Comment, and Commission Discussion of Each Item
- The Dean, 558 South Fifth Avenue, Rezoning 1.0 Acres from R4C

 (Multiple-Family Dwelling) and M1 (Limited Industrial) to D1 (Downtown

 Core) base, Midtown Character overlay, and Secondary Street frontage

 designation A petition to rezone 9 parcels including: 554, 558 South

 Fifth Avenue; 201, 211 and 215 East Madison Street; 543, 547, 551,

 553 South Fourth Avenue. A site plan to develop a 14-story residential building will be submitted separately.

Attachments: December 2, 2025 Staff Report (The Dean), The Dean Area Plan

(11/14/25), The Dean Conditional Rezoning Application (11/13/25), The

Dean "Conditional Rezoning Agreement"

10-b. <u>25-1957</u> Near North, 700 North Main Street, Rezoning 1.2 Acres from R4C

(Multiple-Family Dwelling) to R4E (Multiple-Family Dwelling) - A petition to rezone a 52,00-square foot site at 700 N Main St. A site plan to develop a 6-story residential building will be submitted separately.

Attachments: December 2, 2025 Planning Staff Report (Near North)

10-c. 25-1959 Amendment to Chapter 55 (Unified Development Code) Regarding

Community Participation Requirements - A proposal to amend Section 5.28.4 Community Participation Requirements to require posted signs in addition to the written invitations and mailed announcements for Type 1 and Type 2 community participation, with regulations for the content, placement, and timing of the signs.

Attachments: 2025-12-02 CPC Staff Report Posted Signs.pdf, 2025-12-02 Ordinance

(CP Posted Signs) PROPOSED CODE.pdf, 2025-12-02 Ordinance (CP

Posted Signs) TRACK CHANGES.pdf

<u>11.</u> **OTHER BUSINESS**

11-a. 25-2090

315 West Huron Street Pre-PUD Conference (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street) - A proposed PUD plan for the construction of a fully electric, 10-story mixed-use development that features approximately 280 units, a coffee shop/retail space, and amenity spaces. The ground floor is mostly comprised of covered parking, including EV charging, with access from Washington. The first floor will have additional covered parking, and coffee/retail space with access from first street. Floors 1-10 will contain a mixture of studio, one & two bedrooms, with 15% of the units being 60% AMI affordable housing. The project intends to avoid building in the floodway fringe, provide setbacks from the Almendinger building, and provide a public open space including a small park and a possible link for the Treeline Trail. The site is partially located in a floodplain fringe and zoned D2 Downtown Interface, First Street Overlay District, Secondary Street Designation, and is in Ward 5.

Attachments:

2025-12-02 CPC 315 W Huron Staff Memo v1.pdf, 2025-12-02 CPC 315 W Huron - PUD Pre-Submittal Application.pdf, 2025-12-02 CPC 315 W Huron - PUD Statement of Intent.pdf, 2025-12-02 CPC 315 W Huron - Conceptual PUD Site Plan.pdf, 2025-12-02 CPC 315 W Huron -Comparison Chart.pdf

11-b. 25-1979 City Planning Commission 2026 Meeting Calendar

Attachments: 2026 CPC Meeting Schedule.pdf

<u>12.</u> PUBLIC COMMENT (Persons may speak for three minutes on any item.)

<u>13.</u> **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; 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)

(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.