



City of Ann Arbor

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

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

- 25-1954 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, Leaf The Dean Rezoning
and a Broader Suggestion.pdf, Nagar 700 N. 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. [25-1955](#) 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

10-a. [25-1956](#) 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", 251202 The Dean Ann Arbor, City Planning Comm ReZoning (Final).pdf

10-b. [25-1957](#) 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, 2025-12-02_CPC_Developer_Signage.pdf

11. 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, 315 W Huron - Pre PUD.pdf

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

Attachments: 2026 CPC Meeting Schedule.pdf

12. PUBLIC COMMENT (Persons may speak for three minutes on any item.)**13. 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.