



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, May 17, 2016

7:00 PM

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

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. Citizens 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 or delivered 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>) or on the 1st floor of City Hall on the Friday before the meeting. 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.

1 CALL TO ORDER

2 ROLL CALL

3 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

5-a [16-0763](#) March 15, 2016 City Planning Commission Minutes with Live Links

6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

6-a City Council

6-b Planning Manager

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

[16-0764](#) Various Correspondences to the City Planning Commission

Attachments: Newspaper Notice of Proposed Land Division.pdf, Urban Letter to City Planning re Proposed Premium Changes to D-1 - D-2 Zoning 5-12-16.pdf, Email from Mitchell re 615 S Main.pdf, Email from Caruso- Allens Creek Watershed Group.pdf, Email from Malley re Windy Crest Annexation.pdf

7 AUDIENCE PARTICIPATION (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.)

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

9 UNFINISHED BUSINESS

- 9-a [16-0765](#) Kingsley Condominiums (221 Felch St) Planned Project Site Plan for City Council Approval - A proposal to redevelop the site by demolishing all existing structures except for the building at 214 W. Kingsley and constructing a 51-unit, 5-story building with covered and surface parking, along with a request to rezone the property from M1 (Limited Industrial) to R4D (Multiple-Family Dwelling District) With Conditions. Planned project modifications are requested to reduce the west side setback. The site is 89,480 sq ft and is in a 100-year floodplain. (Ward 1) Staff Recommendation: Approval

Attachments: Staff Report with Attachments for 221 Felch for 5-17-16.pdf

- 9-b [16-0766](#) 615 South Main Street Planned Project Site Plan for City Council Approval - A proposal to construct a 6-story, 229 unit apartment building to include 588 bedrooms, 174 parking spaces (11 at grade and 163 below grade) and 6,200 square feet of retail space. The 19th century brick building at the southwest corner of the site is proposed to be preserved and provide retail space. The petitioners are proposing a planned project to address requirements related to height and front setbacks along South Main Street. (Ward 4) Staff Recommendation: Approval

Attachments: 615 S Main Staff Report with Attachments-May 17 CPC-Final.pdf

10 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item

(If an agenda item is tabled, it will most likely be rescheduled to a future date. If you would like to be notified when a tabled agenda item will appear on a future agenda, please provide your email address on the form provided on the front table at the meeting. 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. The first person who is the official representative of an organized group or who is representing the petitioner may speak for five minutes; additional representatives 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.)

- 10-a [16-0767](#) Windy Crest Partnership Annexation and Zoning for City Council Approval -
A request to annex this 8.48-acre single-family parcel from Ann Arbor Township, located at 305 Meadow Creek Drive, and zone it R1A (Single-Family Dwelling District). (Ward 2) Staff Recommendation: Approval

Attachments: Windy Crest AZ Staff Report w Attachments 5-17-2016.pdf

- 10-b [16-0768](#) Master Plan Review - Once a year, the Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Master Plan. The City Master Plan is a collection of plans, or "elements," that work together to describe a vision for the City's future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City's website at www.a2gov.org/masterplan <<http://www.a2gov.org/masterplan>>. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. Staff Recommendation: Postponement

Attachments: Master Plan Review Public Hearing 05-17-2016.pdf

11 AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Wendy Woods, Chair
mg