



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, January 15, 2013

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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. 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 24 hours in advance. 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 red envelope at the top of the home page.

These meetings are typically broadcast on Ann Arbor Community Television Network Channel 16 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **APPROVAL OF AGENDA**

4 **INTRODUCTIONS AND PRESENTATIONS**

5 **MINUTES OF PREVIOUS MEETING**

[13-0022](#) December 4, 2012 Draft City Planning Commission Meeting Minutes

Attachments: CPCMeetingMinutes12-04-12.pdf

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

13-0023 Various Correspondence to the City Planning Commission

Attachments: Calvert and La Salle Notice of Proposed Land Division.pdf, HDC Resolution re 413 E Huron, Gruba Email re 413 E Huron, Detter Email re 413 E Huron, Hyman Letter re 413 E Huron, Bodman Letter re 624 Church, Opus Letter re 624 Church, Bodman Response re 624 Church

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 **13-0024** **The Shoppes at 3600 Plymouth Site Plan for City Council Approval** - A proposal to divide a 1-acre parcel from the existing hotel site and re-zone it to C-3 (Fringe Commercial). The site plan includes a proposed 9,490 square foot, single-story retail building with one drive-thru and 33 parking spaces. Staff Recommendation: Approval

Attachments: The Shoppes at 3600 Staff Rpt 01-11-13 with Attachments.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 **13-0025** **Kocher Annexation and Zoning for City Council Approval** - A request to annex this vacant 0.66 acre single-family residential parcel located at 2925 Devonshire Road from Ann Arbor Township into the City and zone it R1A (Single-Family Dwelling District). Staff Recommendation: Approval

Attachments: Kocher Annexation Staff Report with Attachments.pdf

- 10-b **13-0026** **624 Church Street Apartments Site Plan for City Council Approval** - A proposal to demolish the commercial building at 624 Church Street and

construct a 83,807 square foot, 14-story building adjacent to and over the south half of the commercial building at 618 Church Street, to contain 76 apartments with 196 bedrooms on this 0.34 acre site. Required parking will be provided off-site through permits in a downtown public parking structure. Staff Recommendation: Approval

Attachments: 624 Church St Staff Rpt 01-15-13 with Attachments.pdf

10-c [13-0027](#)

413 East Huron Site Plan for City Council Approval - A proposal to demolish two single-story commercial buildings and a residential building on this 0.92 acre site and construct a 14-story, 271,855 square foot mixed use building containing 216 apartments with 537 bedrooms, and ground-level retail and lobby space. 139 parking spaces will be provided in two underground levels, to be accessed from East Huron Street. 10 surface parking spaces will be provided at the rear of the building, to be accessed from a driveway on North Division Street. Staff Recommendation: Postponement

Attachments: 413 E Huron Staff Rpt 01-15-13 with Attach.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Kirk Westphal, Chair
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