



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, April 7, 2026

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=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 or attend in person.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [26-0512](#) City Planning Commission Meetings Minutes of March 17, 2026
Attachments: City Planning Commission Meeting Minutes of March 17, 2026.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

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions**26-0513** Various Communication to the Planning Commission

Attachments: Barese Planning Commission.pdf, Buchanan Support for the Implementation of CLUP.pdf, Echlin Urge for Comprehensive Plan Implementation.pdf, Graham Response Tree disaster, smoking gun!!.pdf, Husted Resident in support of the Adams resolution.pdf, Jagadish 805 Oxford Road.pdf, Jagadish SEU25-0001.pdf, Stulberg Response Tree disaster, smoking gun!!.pdf, Zupancich Adams Resolution Approval.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. 26-0514** Action Items Scheduled for Tuesday, April 21, 2026 Planning Commission Meeting

Attachments: 4-21-2026 Notice of Public Hearing.pdf

9. UNFINISHED BUSINESS**10. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing or Dedicated Public Comment, and Discussion of Each Item****10-a. 26-0516** **805 Oxford Road (SEU25-0001)** - A proposal to construct a three-story, approximately 23,500 square foot sorority with 47 beds and a surface parking lot with 16 spaces. The parcel is zoned R2B (Two-Family Dwelling and Student Housing District). The petition includes a Special Exception Use application, which is required for sororities in the R2B District.

Staff Recommendation: Approval

Attachments: 4-7-2026 805 Oxford Staff Report.pdf, 805 Oxford Site Plan 3-11-2026.pdf, 805 Oxford SEU Application.PDF, 805 Oxford Rd Zoning Map.pdf, 805 Oxford Rd Aerial Map.pdf, 805 Oxford - DRAFT DA 4-1-2026.pdf

10-b. 26-0517 **414 South Main Street "Ashley Mews" (REZ26-0001)** - A petition to amend the Supplemental Regulations of the Ashley Mews Planned Unit Development (PUD). Proposed changes would allow all permitted uses in the D1 Downtown Core District in the high-rise portion of the site. No changes are proposed to the site plan or low-rise townhouses permitted uses. The PUD and site plan were originally approved in 1999.
Staff Recommendation: Approval

Attachments: 4-7-2026 Ashley Mews Staff Report.pdf, Ashley Mews DRAFT PUD Supp Regs 2-18-26 track.pdf, Ashley Mews DRAFT PUD Supp Regs 2-18-26 clean.pdf, Ashley Mews PUD Site Plan 5-19-2000.pdf, Ashley Mews Rezoning Application 1-15-26.pdf, 2025-12-16 CPC Ashley Mews Pre-PUD Staff Memo.pdf, Ashley Mews Condominiums Zoning Map.pdf, Ashley Mews Condominiums Aerial Map.pdf

10-c. [26-0518](#)

Southtown Site Plan for Planning Commission Approval (1601 S State St) (SP25-0028)

- A proposed site plan for a 215,500-square foot, 8-story residential building. Approval of this site plan will replace a previously approved site plan for a comparable development mass with a redesigned tower above the podium, elimination of commercial uses on the first floor, reconfigured site access, and increased number of dwelling units from 216 to 289. Site is 1.7 acres, zoned C1A/R With Conditions.

Staff Recommendation: Approval

Attachments: April 7, 2026 Staff Report (Southtown 1601 S State St), Southtown Site Plan v3 (2026-02-03) SP25-0028, First Amendment to Southtown Development Agreement, Southtown Development Agreement, ORD-24-13 Briefed and Approved.pdf, Southtown Conditional Zoning Statement of Conditions

10-d. [26-0515](#)

2700 Fuller Road Rezoning for City Council Approval (REZ26-0003)

- A proposed annexation and rezoning of a 6,534 square foot vacant lot from Ann Arbor Charter Township (TWP) to City of Ann Arbor PL zoning district. There is no proposed development. Ward 2.

Staff Recommendation: Approval

Attachments: 4-7-2026 A&Z CPC Staff Report (2700 Fuller Rd).pdf, 2700 Fuller Rd Zoning Map.pdf, 2700 Fuller Rd Aerial Map.pdf, 2700 Fuller Rd Aerial Map Zoom.pdf, Resolution - Annexation.pdf

11. OTHER BUSINESS

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.