

## NOTICE OF PUBLIC HEARING

A public hearing on the following items will be held by the Ann Arbor City Planning Commission on Tuesday, September 19, 2023 at 7:00 p.m.

3701 & 3713 Riverside Drive - Annexation and Zoning for City Council Approval – Request to annex these 2 parcels, totaling 0.74 acre in Ann Arbor Township to the City of Ann Arbor and zone it to R1B (Single-Family Dwelling) for connection of utilities.

3520 Green Court - Planned Unit Development Text Amendment for City Council Approval – The proposed amended Supplemental Regulations will expand the permitted principal uses of the Planned Unit Development (PUD). The permitted principal uses would include medical and dental offices, which are currently prohibited; would expand the definition of “hotel,” which currently restricts hotel developments to extended stays with 100 room maximum capacity; and would permit development of multi-family residential housing, which is currently excluded. This PUD District includes 35.26 acres.

1710 Dhu Varren Road - Village of Ann Arbor Amended Site Plan and Rezoning for City Council Approval – An amendment to the approved site plan that includes the rezoning of two parcels from Township to R4A (multiple-family residential) and 120 additional residential units along Dhu Varren with an amenities park area and adjacent parking. The total units proposed will be 604 units on the 78.5-acre site. The parcels to be rezoned are 2520 and 2540 Pontiac Trail. The total area of rezoning is 5.9 acres.

Amendment to Unified Development Code, Chapter 55 of Ann Arbor City Code: Premiums – Amendments to Sections 5.17.4 (Multiple Family Zoning Districts) and 5.18.6 (Premiums) are being proposed to eliminate all premium floor area options offered in Section 5.18.6 to exceed the normal floor area ratios in certain zoning districts and eliminate the maximum floor area ratio (FAR) standards in the D1 (Downtown Core) and D2 (Downtown Interface) zoning districts provided in Table 5.17-4, of Section 5.17.4, of the Unified Development Code (UDC). With these amendments, no additional floor area beyond the normal limits will be offered as incentives for amenities, and development in the D1 and D2 districts will be only regulated by maximum height, minimum or maximum setbacks, and building massing regulations, plus any other applicable development standards currently provided in code.

This meeting will be held in the City Hall Council Chamber, 2nd floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street, Ann Arbor. This meeting will also be viewable online or on broadcast television, or may be listened to live via telephone, with public comment done electronically.

- Viewing options will be available on CTN Ann Arbor's website: <https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx>
- Procedures for telephone participation and public comment at electronic meetings will be available on the City Clerk's website: <https://www.a2gov.org/departments/city-clerk>

Information relating to these proposals and public hearings will be linked in the agenda for the meeting when it is published at <https://a2gov.legistar.com/Calendar.aspx>. Questions concerning the public hearing may be directed to the Planning Services Unit by emailing [planning@a2gov.org](mailto:planning@a2gov.org) or calling (734) 794-6265.

Written comments may be submitted using the City's *eComment* system, which will be available alongside the agenda when it is published at <http://a2gov.legistar.com/Calendar.aspx>

Brett Lenart, Ann Arbor Planning Manager, Published in the Ann Arbor News 9/3/2023.