



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, March 5, 2024

7:00 PM

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

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**
  - 4-a. **24-0270** February 22, 2024 City Planning Commission Meeting Minutes  
**Attachments:** February 22, 2024 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
  - 5-c. Planning Commission Officers and Committees

**5-d. Written Communications and Petitions****24-0271** Various Communication to the City Planning Commission

**Attachments:** 716 Packard Owner letter of opposition 732 Packard Street.pdf, Carrasquillo email of support 503 Mller Avenue.pdf, Cuppernull email of support 503 Miller Avenue.pdf, Dacic email of opposition 416 Longshore Drive.pdf, Field email of support 503 Miller Avenue.pdf, Fink email of support 503 Miller Avenue.pdf, Fischer email of opposition 416 Longshoare Drive.pdf, Ganet email of support 503 Miller Avenue.pdf, Garber email 732 Packard PUD.pdf, Gross email of support 503 Miller Avenue.pdf, Jordan letter of opposition 2502 Packard Street.pdf, Kawar email of support 503 Miller Avenue.pdf, Marcus email of support 503 Miller Avenue.pdf, Murphy email of support 503 Miller Avenue.pdf, New Hope Baptist Church email of support 503 Miller Avenue.pdf, Peitzmeier email of support 503 Miller Avenue.pdf, Santer email of support 503 Miller Avenue.pdf, Trautmann email 416 Longshore.pdf, White email of support 503 Miller Avenue.pdf, Wineberg email of opposition 732 Packard.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. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**

7-a. **24-0273** No public hearings are scheduled. The Tuesday, March 19, 2024 Planning Commission Meeting has been cancelled accordingly.

**8. UNFINISHED BUSINESS****9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item**

- 9-a. **24-0274** **503 Miller Special Exception Use for Planning Commission Approval (Apple Playschools):**  
A request to allow a child care center limited to 47 children and 15 staff. The existing 3,200 square foot structure is to be renovated; no new development is proposed. Site Size: 8,447 square feet. Zoning Designation: R2A (Two-Family Dwelling). Staff Recommendation: Approve.
- Attachments:** 503 Miller SR 022924.pdf, 503 Miller Civil Plans 022624.pdf, 503 Miller Ave Zoning Map.pdf, 503 Miller Ave Aerial Map Zoom.pdf, 503 Miller SEU application.pdf, 503 Miller SEU citizen participation summary.pdf
- 9-b. **24-0277** **416 Long Shore Drive Site Plan for City Planning Commission Approval:**  
A proposal to construct a new four story, 15 unit condominium building next to an existing office building. Site Size: 1.66 acres. Zoning Designation: O (Office). Staff Recommendation: Approval.

**Attachments:** 416 Long Shore SR 022924.pdf, 2024-02-28 416 Long Shore Drive Revised SP\_v1 (2).pdf, 416 and 580 Long Shore Dr Zoning Map.pdf, 416 and 580 Long Shore Dr Aerial Map.pdf, 416 and 580 Long Shore Dr Aerial Map Zoom.pdf, 416 Long Shore DRAFT Development Agreement 022924.pdf

- 9-c. [24-0276](#) 732 Packard Street PUD Zoning District and Supplemental Regulations, and Site Plan for City Council Approval: A request to rezone a 1.27-acre site from C1A/R (Campus Business Residential) to PUD (Planned Unit Development) and adopt Supplemental Regulations to allow development up to 450,000 square feet and 14 stories, and a site plan to construct a 14-story apartment building with optional ground floor commercial. Proposed beneficial effects of the PUD district include affordable housing (by payment in lieu), enhanced sustainability and open space. As proposed, the building has 376 apartments, 82 vehicle parking spaces, 329 bicycle parking spaces and includes streetscape improvements. The site includes 12 parcels: 722, 726, 732, 736, and 740 Packard Street, and 917, 921, 923, 925, 927, 931 and 933 South State Street. Staff recommendation: Approval.

**Attachments:** Staff Report March 5, 2024 (723 Packard), Zoning Map (732 Packard), Aerial Map (732 Packard), Site Plan v4 (732 Packard), Site Plan Architecture Renderings v4 (732 Packard), Supplemental Regulations February 26, 2024 Draft (732 Packard), Development Agreement March 1, 2024 Draft (732 Packard).pdf

**10. OTHER BUSINESS**

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

**12. COMMISSION PROPOSED BUSINESS**

**13. ADJOURNMENT**

Wonwoo Lee, Chairperson

/courtneymanor

eComments for the Commission may be left via our Legistar calendar page (column to the very right) <http://a2gov.legistar.com/Calendar.aspx>

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](mailto: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](http://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 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.)

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.

The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

City Hall is mask-friendly to all guests at all times.

Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).

Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.