City of Ann Arbor

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

Meeting Agenda

City Planning Commission

Tuesday, September 15, 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. 26-1482 City Planning Commission Meeting Minutes of September 1, 2026

Attachments: City Planning Commission Meeting Minutes of September 1, 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

26-1562 Parking Minimum Elimination Memo

Attachments: 9.10.26 FINAL Parking Minimum Elimination Impact Memo.pdf

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

26-1483 Various Communication to the Planning Commission

Attachments: Chambers Addendum V Contractor Interview Questions and SIDC Discussion Summary – September 15.pdf, Chambers Housing Opportunity Addendums and Near-Term Implementation Considerations.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. 26-1484 Action Items Scheduled for Tuesday, October 6, 2026 Planning Commission Meeting:

Amendment to Chapter 55 (Unified Development Code) regarding Attainable Housing Unit - A petition to amend Chapter 55 to define and allow up to two Attainable Housing Units on any lot in a Residential zoning district by considering amendments to Sections 5.16 Use Specific Standards, Section 5.17 Area, Height and Placement Regulations, and Section 5.37 Definitions. Attainable Housing Units are proposed to be single-family dwellings of 850-square feet or less when one story or 1,250-square feet or less when two stories with reduced building spacing requirements.

530 South Division Street Rezoning with Area Plan - A petition to rezone a 8,500-square foot parcel from R4C (Multiple-Family Dwelling) to D1 (Downtown Core), Midtown Character, and Front Yard with a voluntary offer to condition the petition to reduce the maximum height limit from 180 feet to 65 feet, and an area plan demonstrating conceptual development of an additional duplex building to be developed in the future meeting the standards of the proposed zoning designation.

Atrium South Area Plan; SP26-0008; 1000 Victors Way - A proposed area plan for future development of this 12-acre site with 5 apartment buildings, some including ground-floor retail space, a hotel, and two parking structures. The development may provide up to 985 residential units, 19,550 square feet of retail space, 120 hotel rooms, open space, and

1,180 structured parking spaces to replace the existing office buildings. Zoned TC1 (Transit Corridor).

2525 Ann Arbor-Saline Rd - Proposed revisions to SP26-0011 (a multi-family residential development approved in October 2025) that require a new site plan for Planning Commission. Revisions include an additional two stories in height (for a total of seven stories), a smaller building footprint, slightly moving the drive approach on Oakbrook Drive, additional surface parking for vehicles, and more residential units (for a total of 287 units). There are no proposed changes to the approved plans for the driveway off Ann Arbor-Saline Road, which is shared with the Cranbrook Village shopping center. Located in Ward 4.

9. UNFINISHED BUSINESS

10. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing or Dedicated Public Comment, and Discussion of Each Item

10-a. 26-1485

3695 South State Street PUD Zoning and Site Plan for City Council Approval (SP25-0027): A proposed rezoning from Office to Planned Unit Development (PUD) to construct a four-story building with 66 affordable apartments and 66 surface vehicle parking spaces. The 1.43-acre site is currently vacant and is located in Ward 4. Staff Recommendation: Approval.

Attachments: 2026-09-15 3695 S State PUD Staff Report.pdf, SP25-0027-3695 S. State St Site Plan_v4_7-31-26.pdf, 3695 S State DRAFT PUD Supplemental Regulations 9-10-26.pdf, 3695 S State St Aerial Map Zoom.pdf, 3695 S State St Aerial Map.pdf, 3695 S State St Zoning Map.pdf, 260914 - State Street Flats - Planning Commission Presentation.pdf

10-b. 26-1486

2285 West Liberty Street Site Plan for Planning Commission Approval (SP26-0001): The site plan proposes a 343-unit residential development in the TC1 district. The project would be 100% affordable for an average income of 60% AMI. The building proposes to be 12 stories tall; the first three levels are dedicated to a parking structure with nine stories of residential above. The height of the building tapers down as it approaches an R-zoned parcel to the south. The ground level would offer co-working and office space along W. Liberty. Class A bicycle parking is provided on the first and second level. It is located in Ward 5. Staff recommendation: Conditional Approval.

Attachments: Staff Report 2026-09-15 (2285 W Liberty).pdf, 2285 W Liberty Site Plan_v5 2026-09-15.pdf, 2285 W Liberty St Aerial Map.pdf, 2285 W Liberty St Aerial Map Zoom.pdf, 2285 W Liberty St Zoning Map.pdf, Presentation 2026-09-15 (2285 W Liberty) .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.