



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, July 21, 2020

7:00 PM

Electronic Meeting

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: 877 853 5247 (Toll Free) or 888 788 0099
Meeting ID: 995 2327 1957

1 CALL TO ORDER

2 ROLL CALL

3 INTRODUCTIONS

4 APPROVAL OF AGENDA

5 MINUTES OF PREVIOUS MEETING

5-a 20-1097 July 7, 2020 City Planning Commission Meeting Minutes

Attachments: 7-7-2020 CPC Draft Minutes.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

20-1098 Various Communication to the City Planning Commission

Attachments: eComments & COMM.pdf, Comm re 2060 Stadium Blvd.pdf

7 AUDIENCE/PUBLIC 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

20-1099 Public Hearings Scheduled for the August 5, 2020 Planning Commission Meeting

Attachments: 8-5-2020 Notice of Public Hearing.pdf

9 UNFINISHED BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item

- 9-a **20-1100** Valhalla Ann Arbor Site Plan, Annexation, and Rezoning for City Council Approval - Proposed multiple-family residential project containing 454 units and townhomes with parking located under the buildings and along the private drives. Project includes annexation of parcels from Pittsfield Township and petitioner is requesting a conditional R4E multiple-family zoning designation of this 9.8-acre site, located at 31-163 Valhalla Drive and 2065, 2099 South Main Street.

Attachments: Valhalla Staff Report 7-21 UPDATE memo.pdf, Valhalla Staff Report w Maps 7-7 UPDATE memo.pdf, Valhalla Ann Arbor Development Agreement 7-21.pdf, Valhalla Response Letter from Petitioner 7-15-20.pdf, Valhalla Staff Report 6-2-2020 w Attachments.pdf

10 REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item

- 10-a **20-1101** Broadway Park West Planned Unit Development (PUD) Site Plan for City Council Approval - A mixed-use development consistent with the proposed PUD Zoning District and Supplemental Regulations of this 13.8 acre site located at 841 Broadway Street, including 96 residential units, two-story parking garage, 148 room hotel, 13,800 square feet of retail/restaurant space, public open space with recreational amenities such as watercraft launch, outdoor pavilion, open space and river access. Staff Recommendation: Approval

Attachments: 841 Broadway Supplemental Regulations.pdf, 841 Broadway Park Site Plan.pdf, 841 Broadway Site Plan Staff Report w Attachments 7-21-2020.pdf

- 10-b **20-1102** Argo Livery Public Project - A proposal that includes expansion of an existing restroom, paving an existing gravel parking lot, replacing sidewalk, along with boat and fishing docks, adding an accessible kayak launch, a rain garden, bike racks, benches and way finding signs in this City park located at 1055 Long Shore Drive. Staff recommendation: Approval

Attachments: Argo Park Public Project Staff Report w Attachments 7-21-2020.pdf

- 10-c **20-1103** An Amendment to Chapter 55 Unified Development Code, section 5.25

Lighting for City Council Approval - Amendment to replace the existing exterior lighting standards with new standards that minimize adverse impacts of lighting on the built and natural environment, promote energy efficiency, and support/enhance commerce and lawful nighttime activities. Staff recommendation: Approval

Attachments: Outdoor Lighting Staff Report 072120-rev.pdf, Outdoor Lighting Staff Report 7-21-20.pdf

- 10-d [20-1104](#) Proposed Amendments to Chapter 55 Unified Development Code for City Council Approval - An ordinance for several amendments to Chapter 55, Unified Development Code: 1) amendments to Table 5.15.-2 Permitted Accessory Use Table and Section 5.16.6 Accessory Uses and Structures to allow accessory dwelling units in the R2A district; 2) amendment to Section 5.28.8 Security for Completion of Improvements to allow security to be posted for all required site improvements prior to issuance of a certificate of occupancy; 3) amendment to Section 5.17.6.C Building Design Requirements on Primary and Secondary Streets to prohibit fiber cement products as façade material; 4) amendment to Section 5.17.4 Mixed Use Zoning Districts to allow area dedicated as right-of-way for new or widened public sidewalks to be considered as part of lot area; 5) amendment to correct fence graphic label in Section 5.26 Fences; 6) amendment to correct footnote D reference in Table 5.17-4 Mixed Use Zoning District Dimensions; 7) amendment to correct marijuana-infused product processor as permitted use in M1, M1A, and M2 districts in Table 5.15-1 Permitted Primary Use Table; 8) amendment to reformat Tables 5.17-1 through 5 to landscape orientation and incorporate more footnotes into the table body for simplification. Staff recommendation: Postponement

Attachments: UDC Amendments C Staff Report w Attachment7-21-20 bl.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Sarah Mills, Chairperson
/mg

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. Citizens 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 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