

AGENDA

ANN ARBOR CITY PLANNING COMMISSION

BUSINESS MEETING

7:00 p.m. – Tuesday, June 3, 2008

PLACE: GUY C. LARCOM, JR. MUNICIPAL BUILDING, 100 NORTH FIFTH AVENUE,
SECOND FLOOR, COUNCIL CHAMBER, ANN ARBOR, MICHIGAN

1. ROLL CALL
2. INTRODUCTIONS
3. MINUTES OF PREVIOUS MEETING
 - a. Minutes of
4. APPROVAL OF AGENDA
5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING AND DEVELOPMENT SERVICES MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS
 - a. City Administration.
 - b. City Council.
 - c. Planning and Development Services Manager.
 - d. Planning Commission Officers and Committees.
 - e. Written Communications and Petitions.
6. AUDIENCE PARTICIPATION (Persons may speak for three minutes about any item that is not listed as a public hearing on this agenda.)
7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING
8. REGULAR BUSINESS - Public Hearings and Commission Discussion of Each Item (**Individuals may speak for three minutes. The first person who is the official representative of an organized group or who is representing the petitioner may speak for five minutes; additional representatives may speak for three minutes. Commission business meetings normally are held the first Tuesday of each month. If an agenda item is tabled, it will most likely appear on a future agenda. If you would like to be notified when a tabled agenda item will appear on a future agenda, please provide your email address on the form provided at the meeting. Call Planning and Development Services (994-2800) during office hours to obtain additional information about the review schedule. You will not receive a direct mail notice of future meetings. Staff reports are available at Planning and Development Services after 3:00 p.m. on the Friday prior to each business and regular meeting.**)
 - a. Public Hearing and Action on University Village Site Plan, 1.61 acres, southeast corner of South University and South Forest Avenues. A proposal to construct a mixed-use retail/residential development (retail on first level, 342 residential dwellings units on rest of floors) consisting of one 25-story tower with two wings, 20 stories each, and a total of 259 parking spaces (235 underground) – Staff Recommendation:

(b) Public Hearing and Action on Hampton Inn Planned Project Site Plan, 8.89 acres, 2900 Jackson Road. A proposal to demolish an existing hotel building and construct a 102,000-square foot, 101-room, four-story hotel building – Staff Recommendation:

(c) Public Hearing and Action on Maple Shoppes Rezoning and Planned Project Site Plan, 2.62 acres, 540 North Maple Road. A request to rezone the site from P (Parking District) and C1B (Community Convenience Center District) to C3 (Fringe Commercial District), and a proposal to construct two retail buildings totaling 25,219 square feet and 90 parking spaces – Staff Recommendation:

(d) Public Hearing and Action on Amendments to Chapter 55 (Zoning Ordinance) and Chapter 59 (Off-Street Parking Ordinance) pertaining to standards affecting area, height and placement for single-family, two-family student dwellings, townhouse dwellings, multiple-family dwellings, hotels, office, research, office/research/limited industrial, commercial and industrial zoning districts. The proposed changes would reduce front setback requirements, increase height limitations, and (for non-residential districts) allow greater floor area ratios – Staff Recommendation:

(e) Public Hearing and Action on Proposed Citizen Participation Ordinance that addresses the implementation of an early notification stage for citizens. The purpose is to improve communications between real estate developers who are proposing projects, City staff who will be reviewing projects and citizens who may be affected by their plans. The proposed ordinance codifies a collaborative process that is a result of stakeholder outreach – Staff Recommendation:

9. AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)
10. COMMISSION PROPOSED BUSINESS
11. ADJOURNMENT

Evan Pratt, Chair

ANN ARBOR COMMUNITY TELEVISION NETWORK CHANNEL 16

LIVE: TUESDAY, JUNE 3, 2008, 7:00 P.M.
REPLAYS: WEDNESDAY, JUNE 4, 10:00 A.M. AND SUNDAY, JUNE 8, 2:00 P.M.

Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 994-2700 (V/TDD) at least 24 hours in advance.

jsj/5/28/08