

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of October 6, 2009**

**SUBJECT: City of Ann Arbor Master Plan: Land Use Element**

**PROPOSED CITY PLANNING COMMISSION RESOLUTION**

**CITY OF ANN ARBOR  
MASTER PLAN: LAND USE ELEMENT RESOLUTION**

WHEREAS, The City Planning Commission and City Council are authorized by the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), to make and adopt a master plan for the City; and

WHEREAS, The City of Ann Arbor Master Plan: Land Use Element will serve as a guide for decisions and recommendations regarding the physical development of the City and for the implementation of related plans, policies and programs; and

WHEREAS, The City of Ann Arbor Master Plan: Land Use Element includes maps, appendices, descriptive and other matter contained therein as required by the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended); and

WHEREAS, The City of Ann Arbor Master Plan: Land Use Element will replace four area plans: South Area Plan (1990), Central Area Plan (1992), West Area Plan (1995), and Northeast Area Plan (2006), into one comprehensive land use plan which will facilitate regular updates; and

WHEREAS, The City Planning Commission held a public hearing on May 5, 2009, to gather input regarding the City of Ann Arbor Master Plan: Land Use Element; and

RESOLVED, The City Planning Commission hereby adopts the City of Ann Arbor Master Plan: Land Use Element, now on file with the City Clerk, as an element of the City Master Plan.

RESOLVED, The City Planning Commission recommends that City Council adopt the City of Ann Arbor Master Plan: Land Use Element as an element of the City of Ann Arbor Master Plan.

**STAFF RECOMMENDATION**

Staff recommends that the City of Ann Arbor Master Plan: Land Use Element be **adopted** as an element of the City of Ann Arbor's Master Plan and that the Planning Commission **approve** the above motions.

### **STAFF REPORT**

The City of Ann Arbor Master Plan: Land Use Element was adopted by the Planning Commission on May 5, 2009. Prior to a public hearing at City Council, the City Attorney's Office requested additional language be added to the City Planning Commission Motion and City Council Resolution. No changes have been made to the Plan. Staff requests that action be taken on the revised motions. The May 5, 2009 staff report is attached.

Prepared by Jeff Kahan  
Reviewed by Connie Pulcifer and Wendy Rampson  
jsj/10/2/09

Attachment: 5/5/09 Staff Report

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of May 5, 2009**

**SUBJECT: City of Ann Arbor Master Plan: Land Use Element**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby adopts the City of Ann Arbor Master Plan: Land Use Element as an element of the City of Ann Arbor's Master Plan.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that City Council adopt the City of Ann Arbor Master Plan: Land Use Element as an element of the City of Ann Arbor's Master Plan.

**STAFF RECOMMENDATION**

Staff recommends that the Master Plan: Land Use Element be **adopted** as an element of the City of Ann Arbor's Master Plan.

**LOCATION**

Citywide, except in those areas affected by the City of Ann Arbor's Downtown Plan.

**HISTORY**

The existing Northeast Area Plan was adopted in 2006; the West Area Plan was adopted in 1995; the Central Area Plan was adopted in 1992 and the South Area Plan was adopted in 1990. Discussions began on consolidating the four area plans in 2007. The major consolidation effort began in 2008.

**PLANNING PROCESS**

Staff proposed that the four area plans be consolidated into one document in 2007 to be able to update the plan more frequently, use staff time more efficiently and allow the most current goals and objectives to be applied throughout the City instead of only one area. This is the first of a two phase effort to update the land use element of the City's Master Plan. The first phase consists of consolidating the four area plans into one document without adding or removing substantive information. The second phase will consist of proposing substantive changes such as updating the site specific land use recommendations, developing corridor recommendations, refining the design guidelines and updating the goals and objectives. Planning Commission and City Council supported this two phase effort.

Staff began by reviewing each area plan to identify substantive information that could be transferred to the consolidated plan. After this task was completed and an early draft plan created, staff began working with the Planning Commission's Master Plan Revisions Committee. The Committee met on multiple occasions to review multiple versions of the draft plan. The Committee members also each reviewed an area plan to ensure that the substantive information of that plan was transferred to the draft consolidated plan. After reviewing the document for a number of months, the draft plan was forwarded to the Washtenaw County Office of Planning & Environment.

On December 2008, the Planning Commission requested that City Council approve the distribution of the draft plan to adjoining jurisdictions to satisfy state planning requirements. In January 2009, the draft plan was distributed to Washtenaw County. In March 2009, the Washtenaw County Department of Planning & Environment sent a letter informing the City that the review was complete and provided comments. The letter indicated that:

*“Worth commending is the expressed emphasis on cooperating with surrounding townships in land use issues through boundary agreements established with Ann Arbor, Scio and Pittsfield townships, as well as Action Statements noting the importance of working with adjoining townships to meet common goals. The language on the importance of coordinating land uses to promote public transit, seeking opportunities for redevelopment and infill development to incorporate mixed uses, and reviewing site design standards to decrease negative impact on the environment is also to be commended. Specific site area plans and commitment to underground and structured parking are also strong components of the plan.”*

*“The City Plan also consistently demonstrates the interconnectedness of issues, for example encouraging mixed use and mass transit as actions to achieve a goal of improved air quality and adaptive reuse as a method of both historic preservation and economic development. Such goals and collaboration allows for the needs of existing and future residents to be met, while also addressing sustainable growth and natural resource protection.”*

## **THE PLAN**

The draft plan consists of 11 chapters: 1) Introduction (purpose, vision, goals), 2) Background (history, population, housing), 3) Land Use Inventory (types of land use), 4) Natural Systems (issues, goals), 5) Land Use (design guidelines, issues, goals), 6) Lower Town (issues, vision, land use recommendations, design guidelines), 7) Central Area (issues, goals), 8) University of Michigan Property (land use recommendations), 9) West Stadium Boulevard Commercial Corridor (issues, improvement plan, goals), 10) Site Specific Land Use Recommendations, 11) Implementation.

The plan will be available at no cost on the City's website. Hard copies of the plan will be available at the Planning and Development Services front counter for a fee.

Prepared by Jeff Kahan  
Reviewed by Connie Pulcifer and Mark Lloyd  
jsj/4/30/09