

To: Planning Commission
From: Brett Lenart, Planning Manager
Date: April 28, 2026
Subject: Proposed Work Plan to Implement Comprehensive Plan 2050
Recommendations



Proposed Planning Commission Motion

The following motion can be used at the next regular meeting:

The Ann Arbor City Planning Commission hereby adopts the following prioritization to implement the future land use recommendations for amendments to the Unified Development Code, including the Zoning Map, of the City of Ann Arbor's Comprehensive Land Use Plan 2050:

1. Hub
2. Residential
3. Transition
4. Use Analysis
5. Development Standards

Introduction

This memo offers a more detailed work plan to implement the Comprehensive Plan 2050 recommendations developed from the feedback received during the Planning Commission's meetings of March 17, 2026 and April 14, 2026. It incorporates elements from Commissioner Adam's resolution submitted to the Commission on March 17, 2026.

The proposed work plan provides the most detail for the Hub Land Use Category, including some recommended engagement. Planning staff envisions Planning Commission adopt the overall prioritization above, but planning staff will work with the commission to implement those steps, with the potential for modifications to the details of each larger phases.

The work plan can be the first element of engagement, published to the project's page at engage.a2gov.org and www.a2gov.org/planning and diligently pursued to completion or amended from time to time as appropriate.

Proposed Work Plan

Phase 1. Hub Land Use Category

- 1) Data collection and analysis
 - a. Review existing zoning designations of areas recommended for Hub
 - b. Conduct permitted uses analysis of underlying districts
 - c. Review dimensional standards of underlying districts
 - d. Identify parcels and areas for Hub future land use
 - e. Compare existing zoning to Hub goals
 - f. Compare recommended areas with infrastructure capacity

Engagement level: Inform

Create an Engage Page and publish background data on project website. Send postcards to business owners, developers, and residents within close proximity to hub categories that notify them of the process.

- 2) Develop Hub concept
 - a. Determine number of districts needed – one, two, or more
 - b. Determine format of standards – FAR, form based (height and placement)
 - c. Determine regulation elements – area, height, placement, materials, special parking standards
 - d. Decide if zoning district and zoning map changes are done simultaneously or sequentially

Engagement level: Consult

Share progress on the hub concept and collect feedback on concerns or ideas from business owners, developers, and residents on important components of hub category. Depending on the audience, engagement may take on different formats. Some methods include:

- a. Residents: staff office hours for one-on-one time, public workshop(s)
 - b. Developers: interviews or focus groups
 - c. Business owners: interviews or focus groups
- 3) Draft zoning district(s) text amendment
 - a. Develop intent statement(s)
 - b. Develop permitted use tables
 - c. Develop dimensional standards

Engagement level: Involve

Hold a “break the code” event with development teams including architects, engineers, developers. The public can be invited to the event. This is an opportunity to include visuals so the public can conceptualize how the proposed changes would impact the “look and feel” of the area.

4) Draft Zoning Map changes

Select the parcels to apply the new code to in the nine distinct hub areas.

Engagement level: Inform

Publish draft maps online. Hold office hours as needed.

5) Prepare final text amendment and map changes including a review for correcting or creating nonconformities and consistency with Comp Plan goals for Hub future land use. Revise as necessary.

6) Adopt text amendment and zoning map changes

- a. Planning Commission public hearing and recommendation.
- b. City Council readings, public hearing, and adoption.

Phase 2. Residential Land Use Category

1) Data collection and analysis

- a. Review existing zoning designations of areas recommended for Residential.
- b. Conduct permitted uses analysis of underlying districts.
- c. Review dimensional standards of underlying districts.
- d. Identify parcels and areas for Residential future land use.
- e. Compare existing zoning to Residential goals.
- f. Compare recommended areas with infrastructure capacity.

2) Develop Residential concept

- a. Determine number of districts needed – one, two, or more.
- b. Determine format of standards – FAR, form based (height and placement).
- c. Determine regulation elements – area, height, placement.
- d. Decide if zoning district and zoning map changes are done simultaneously or sequentially.

3) Draft zoning district(s) text amendment

- a. Develop intent statement(s).
 - b. Develop permitted use table(s).
 - c. Develop dimensional standards.
- 4) Draft Zoning Map changes
- 5) Prepare final text amendment and map changes
- 6) Adopt text amendment and zoning map changes
 - a. Planning Commission public hearing and recommendation.
 - b. City Council readings, public hearing, and adoption.

Phase 3. Transition Land Use Category

- 1) Data collection and analysis
 - a. Review existing zoning designations of areas recommended for Transition.
 - b. Conduct permitted uses analysis of underlying districts.
 - c. Review dimensional standards of underlying districts.
 - d. Identify parcels and areas for Transition future land use.
 - e. Compare existing zoning to Transition goals.
 - f. Compare recommended areas with infrastructure capacity.
- 2) Develop Transition concept
 - a. Determine number of districts needed – one, two, or more.
 - b. Determine format of standards – FAR, form based (height and placement).
 - c. Determine regulation elements – area, height, placement.
 - d. Decide if zoning district and zoning map changes are done simultaneously or sequentially.
- 3) Draft zoning district(s) text amendment
 - a. Develop intent statement(s).
 - b. Develop permitted use table(s).
 - c. Develop dimensional standards.
- 4) Draft Zoning Map changes
- 5) Prepare final text amendment and map changes

- 6) Adopt text amendment and zoning map changes
 - a. Planning Commission public hearing and recommendation.
 - b. City Council readings, public hearing, and adoption.

Phase 4. Use Analysis

- 1) Review, diagnose, and consolidate uses wherever feasible.
 - a. Coordinate regulations remaining after previous text amendments in earlier phases.
 - b. Modernize/add missing uses/remove uses that are no longer applicable (e.g. data centers, more nuanced short-term rental definitions, etc.).
- 2) Develop concepts for organization style and format.
 - a. Consider tables, charts, lists, how information is grouped and presented.
- 3) Draft text amendments for use regulations.
- 4) Adopt text amendments for use regulations.
 - a. Planning Commission public hearing and recommendation.
 - b. City Council readings, public hearing and adoption.
- 5) Integrate smart formatting features (e.g. cursor hovering to bring up definitions, links to other applicable sections).

Phase 5. Development Standards and Procedures

- 1) Analysis of existing standards:
 - a. Parking
 - b. Landscaping, Screening and Buffering
 - c. Streets and Access
 - d. Stormwater Management and Soil Erosion
 - e. Natural Features
 - f. Signs
 - g. Outdoor Lighting
 - h. Fences
- 2) Analysis of existing procedures:
 - a. Community Participation
 - b. Design Review

- c. Zoning Permit, Sign Permit, Grading Permit
 - d. Special Exception Use
 - e. Site Plan and Area Plan
 - f. Subdivision (including plats and land division)
 - g. Rezoning – Map Changes
 - h. PUD
 - i. Amendments and Modifications
 - j. Nonconformities – uses, structures, lots, specials
- 3) Review of statutory requirements.
- a. Zoning Enabling Act
 - b. Other applicable laws
- 4) Develop concepts for revisions and amendments
- a. Eliminate unnecessary or no longer desirable elements
 - b. Streamline
 - c. Incorporate best practices
 - d. Consider City Council resolutions and directives
- 5) Prepare draft text amendments.
- 6) Adopt text amendments
- a. Planning Commission public hearing and recommendation.
 - b. City Council readings, public hearing, and adoption.