



TO: Mayor and Council

FROM: Milton Dohoney Jr., Interim City Administrator

CC: Derek Delacourt Community Services Area Administrator
Brett Lenart, Planning Manager

SUBJECT: February 7, 2022 Council Agenda Responses

DATE: February 3, 2022

DC-3 – Resolution to Provide a Report on the Sixty-Eight Parcel of Land in the Proposed TC1 Zoning District including Ownership and Valuation Information

Question: The proposed resolution would require the "City of Ann Arbor contract with a Commercial Real Estate Broker to determine the approximate amount of increase in value for each of these parcels at the date of being rezoned to TC1". Has the City ever conducted this type of analysis prior to a rezoning? If conducted, would this data be useful to staff in the analysis of whether these properties should be rezoned? How does impact on property values factor into rezoning decisions? What factors are typically considered when determining whether a rezoning is warranted? (Councilmember Briggs)

Response: No such analysis has been performed in the past. This data would not be useful to staff in the analysis as the specific ownership of property and value of property are not factors for planners in considering zoning decisions. The analysis by staff, the Planning Commission, and the City Council is, and should be based on the recommendations of the City's Comprehensive Plan and changing conditions in the area that warrant consideration of the area proposed for rezoning.