MEMORANDUM

TO: City Council

FROM: Brett Lenart, Planning Manager
Michelle Bennett, Principal Planner

DATE: March 1, 2026

SUBJECT: Planning Commission Edits to Draft # 4 from the Public Hearing

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Upon receiving the fourth draft of the Comprehensive Land Use Plan, Planning Commissioners were asked to provide specific edits that would be considered at the public hearing. Below is a list of the edits submitted and approved via motion to be incorporated in the final version. City Council consideration on March 16th includes these changes, which will be realized in the final adopted document after final approval.

	Page	**Edit**
1	Pgs. 9, 17, 20, 26, 53, etc.	All the maps are very low-resolution and pixelated (except for Future Land Use Map on page 115). Replace with higher-resolution maps.
2	Pg. 14, graph	Remove "% Ann Arbor Share of County Population" header
3	Pg. 24, caption below map	Delete "Old" before West Side.
4	Pg. 24	Suggest sentence edit: The evolution of its historically Black neighborhoods serves as a microcosm for how various city policies have not only displaced communities but also reshaped the fabric of urban life—including zoning, housing affordability, social cohesion, and transportation infrastructure—and offers a learning opportunity for a new path forward.
5	Pg. 26, map of neighborhoods with racially restrictive covenants	Revisit this map and provide a correct display of areas that had (or continue to have) racially restrictive covenants.
6	Pg. 37, bottom right-hand corner.	Remove the cryptic graphic of an upward pointing hand.
7	Pg. 47, second paragraph	Delete the parenthetical phrase "— whether it is related to carbon neutrality or natural features mitigation –" Change the word metric to goal
8	Pg. 56, second par. of Historic District sidebar	Replace the first sentence with: "Most of the city's historic districts are located…"
9	Pg. 56 "Did you know" box	Suggest sentence edit: While not part of a local zoning code, historic districts function essentially as overlay districts, where the more

		restrictive requirements of either zoning or historic preservation govern.
10	Pg. 60, third par.	Delete the sentence: “This plan takes no position…historic districts.”
11	Pg. 66, third par.	At the end of this sentence: “This may include identifying and redistributing land and facilities to better serve neighborhoods” add the following: “, recognizing that the city must follow proper procedures for acquiring and reallocating parklands, and that – by city charter – it cannot sell public parklands without a majority vote of its citizens.” (Cite to pp. 70-79 of the 2023-2027 PROS plan.)
12	Pg. 68, first par.	Rewrite the start of this paragraph to read as follows: “The city has an opportunity to repurpose underutilized public and institutional lands, such as parking lots, underused school and institutional grounds, and open areas that require maintenance but that provide little ecological benefit, to support opportunities to provide complete, walkable neighborhoods that are well-served by transit and high-quality community amenities. To do so, the city should evaluate its public lands in alignment with land use priorities and explore the repurposing of such underutilized spaces. This evaluation should explore….”
13	Pg. 85, eighth bulleted par.	Delete “in the short term” at the end of the last sentence.
14	Pg. 86, first bullet	Replace with the following: “Ann Arbor is home to significant natural features, including endangered species habitat, floodplains, woodlands, landmark trees, steep slopes, watercourses like the Huron River, and wetlands. Many of these features are already under public ownership.”
15	Pg. 98, first par.	Insert “landmark trees” (i.e., “woodlands, landmark trees, steep slopes…”)
16	Pg. 100, second par.	After the second sentence, insert the following: “…ecological benefit. The city should also explore opportunities to provide education and incentives wherever feasible to allow redevelopment while also protecting trees and other natural features in ways that safeguard ecological values, promote climate benefits, and enhance property values. Within its parkland…”
17	Pg. 117	Preferred Bldg Form for Transition, 2nd bullet should read: “Building height dynamic relative to proximity to Residential category”
18	Pg. 117	Zoning for Transition should read: “New mixed-use district(s) that may self-regulate height when adjacent to established Residential category, may provide a variety of place types to emphasize or limit distinct land uses.”
19	Pg. 122	Under Form & Site Considerations, 1st bullet should read: “Building height dynamic relative to proximity to the Residential category.”
20	Pg. 123	Caption for 1107 S University should read: “High-rise Mixed-Use Building.” Delete “*when adjacent to Hub”
21	Pg. 136, Goal 1.1.1	Insert “unduly burdensome” before “barriers.”
22	Pg 138	Fill in the actions 1.3.3. and 1.3.4 with the timeframe 1-3 years

23	Pg. 142, Goal 3.1.2	Revise to read: “Through inventory and evaluation, and consistent with the city PROS plan, identify suitable redistribution and reprogramming of public parks to improve access to park resources citywide”
24	Pg. 142, Goal 3.2.1	Insert “landmark trees” between “woodlands” and “floodways”
25	Appendix – Community Engagement	Accept track changes
26	Pgs. 84, 102, 154, 156	Goal 11 should say: Promote carbon neutrality through efficient energy and resource use, and ultimately transition to zero carbon sources like renewable energy