

ORDINANCE NO. ORD-25-25

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UNIFIED DEVELOPMENT CODE (Citizen Participation)

AN ORDINANCE TO AMEND SECTION 5.28.4 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. That Section 5.28.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

5.28.4 ~~Citizen~~Community Participation Requirements

A. Purpose

The intent of this Section 5.28.4 is to:

1. Ensure that applicants seeking approval of certain applications that require public hearings pursue early and effective ~~citizen~~community participation in conjunction with their proposed developments, giving ~~citizens~~people an early opportunity to learn about, understand, and comment upon proposals, and providing an opportunity for ~~citizen~~the community to be involved in the development of their ~~neighborhood and community~~city.
2. Provide clear expectations and formal guidance for applicants to gather ~~citizen~~community comments regarding their proposals so that they may respond and attempt to mitigate any real or perceived impacts ~~of~~ their proposed development ~~may have on the~~community.
3. Facilitate ongoing communications between applicants and interested or potentially affected ~~citizens~~people throughout the application review process.

B. Type 1 ~~Applications~~Community Participation

~~1.~~ ~~For purposes of this Section 5.28.4, a~~ **Applicability**

~~1.~~ ~~Type 1 application includes:~~

- ~~a.~~ ~~Any application~~ **Community Participation is required** for a ~~new or amended planned project site plan~~

- ~~b. A new or amended Planned Unit Development zoning district~~
- ~~c. An amendment to the Zoning Map~~
- ~~d. A proposed project containing over 80 dwelling units~~
- ~~e. A proposed project over 65 feet in height~~
- ~~f. A proposed project containing over 50,000 square feet of floor area~~
- ~~g. A special exception use Permit~~

any development activity application that requires a public hearing by the Planning Commission or any proposed project that may require additional citizencommunity participation depending on the scope, nature or any unique orand unusual characteristicscircumstances as determined by the Planning Manager.

- ~~2. For Type 1 applications, the following requirements shall be completed by the applicant:~~

2. Preliminary Procedures

a. Community Participation Meeting

~~The applicantApplicants shall meet with the PDSU to review the requirements set forth in this Section 5.28.4.~~

b. Required Notification

~~The applicant shall mail written information about citizenhold at least one community participation tomeeting for all property owners, addresses, and registered neighborhood groups within 1,000 feet of the proposed project site, as well as the PDSU, at least ten business days prior to the date of the citizen participation meeting. Addresses shall be provided by the PDSU. An electronic copy of the information must also be~~

b. Meeting Invitation Content

~~Written invitations shall be prepared based on templates provided toby the PDSU which shall:~~

- ~~i. Explain to whom and why the invitation is being sent.~~
- ~~ii. Explain how attendees may participate at least ten business days prior to the date of the citizen participation meeting to and how information gathered at the meeting will be forwarded to other interested citizens registered withused.~~
- ~~iii. Provide alternative ways to learn about the PDSU. At a minimum, proposed project and how participants can submit questions or comments if unable to attend the written information shall meeting.~~

- i.iv. Describe the proposed project in writing and include all of the following in a format provided by the PDSU: conceptual sketches or graphics.
- ii. ~~A statement explaining the citizen participation requirements, including identification of who is sending the notice, an explanation of why and to whom such information is being sent, the opportunities for participation, and how the information gathered through the citizen participation process will be used by the applicant.~~
- iii. ~~A statement that an application is being prepared for submittal along with a written description of the proposal and a conceptual sketch of the development and site plan.~~
- iv. ~~The applicant's schedule for citizen participation meetings, the anticipated application submittal date and the anticipated City review and approval schedule.~~
- v. ~~The date~~State the date, time, and location of the meetings.
- vi. ~~How citizens will be provided an opportunity to discuss the application with the applicant and express any concerns, issues, or problems they may have with the proposed project.~~

~~c.~~ Citizen Participation Meeting

~~The applicant shall hold at least one citizen participation meeting at least ten business days prior to the established application submittal deadline. The meeting shall be organized and held in accordance with the Citizen Participation Meeting Guidelines provided by the PDSU.~~

~~d.c.~~ Final Citizen Participation Report

~~The applicant~~Applicants shall provide a written report in a format provided by the PDSU on the results of its citizen participation activities as part of the required information submitted for approval. At a minimum, the report shall include all of the following information in a format provided by the PDSU:

- i. ~~Detailed description of the applicant's efforts used to involve citizens, including dates and locations of all meetings; and copies of all written materials prepared and provided to the public, including letters, meeting notices, emails, newsletters and other publications.~~
- ii. ~~A written statement of the number of citizens sent notices by mail, email or other, the number of citizens attending meetings, and copies of attendance or sign-in sheets of meetings.~~

~~A written~~ of the community participation process including a summary of comments, concerns, issues, and problems expressed by ~~citizen~~ participants; ~~a statement of~~ how the applicant has addressed or intends to address these concerns, issues, or problems, or why a concern, issue or problem cannot or will not be addressed.

3. Timing

- a. Community participation meetings shall be held within 45 days after the application has been accepted for review by the PDSU.
- b. Invitations shall be mailed to all addresses provided by the PDSU and a digital copy shall be provided to the PDSU at least 15 days prior to the meeting.
- c. Reports shall be provided to the PDSU within 15 days after the meeting.

C. Type 2 ~~Applications~~Community Participation

~~Type 2 Applications include any other type of application that requires a public hearing under this chapter but is not covered by Subsection 5.28.4.B for Type 1 applications. The following requirements shall be completed by the applicant:~~Community Participation is required for any development activity approved by the Planning Commission that does not require a public hearing.

1. Required Notification

1. ~~The applicant~~Procedures

a. Community Mailed Announcement

Applicants shall mail a written announcement to all property owners, addresses, and registered neighborhood groups within 500 feet of the proposed project site, ~~as well as.~~ Addresses shall be provided by the PDSU, within five business days of acceptance of.

b. Announcement Content

Written announcements shall be prepared based on templates provided by the PDSU which identify the applicants, indicate that an application has been submitted and describe the application in writing and graphics, explain how recipients can learn more about the application, and the anticipated review and approval process.

2. Timing

Announcements shall be mailed to all addresses provided by the PDSU and a digital copy shall be provided to the PDSU within 15 days after the application has been accepted for review by the PDSU. ~~Addresses shall be provided by the PDSU. An electronic copy of the announcement must~~

~~also be provided to the PDSU within five business days of acceptance of the application to be forwarded to other interested citizens registered with the PDSU. At a minimum, the written announcement shall include all of the following information in a format provided by the PDSU:~~

- ~~a. A statement that an application has been submitted with a written description of the proposal and a conceptual sketch of the development and site plan.~~
- ~~b. How citizens who have been sent notices will be provided an opportunity to discuss the application with the applicant and express any concerns, issues, or problems they may have with the proposed project.~~

~~2. Citizen Participation Report~~

~~The applicant shall provide the PDSU with written documentation of any meetings or discussions that are held with citizens at least ten business days prior to the Planning Commission public hearing on the application.~~

D. Waiver of Requirements

The Planning Manager may waive these requirements for applications to amend the Zoning Map when:

1. The requested zoning designation is PL (Public Land).
2. The application is to annex a parcel of less than two acres and zone the parcel for single-family residential use.
3. There is no proposed change in land use and no development is proposed.
4. ~~The Planning Manager may waive these requirements~~The application is for any special exception use ~~permit~~ that ~~they determine~~the Planning Manager has determined to be a temporary use.

Section 2. This ordinance shall take effect on the tenth day after the date of publication.