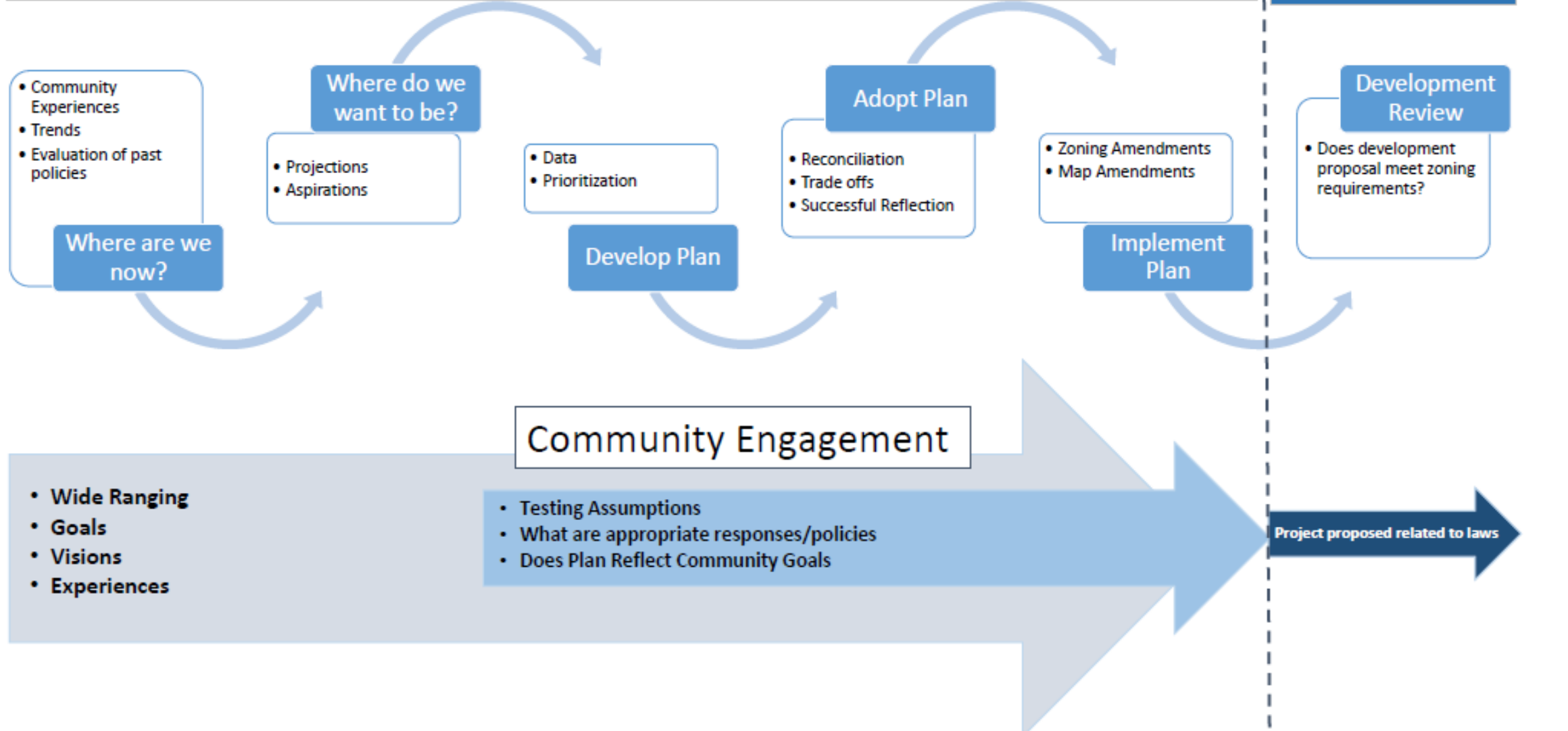




PLANNING & ZONING

The Comprehensive Planning Process

← Legislative (proactive) | Administrative (reactive) →



WHY DO WE PLAN?

The Michigan Planning Enabling Act

“An Act to codify the laws regarding and to provide for ...city planning...”

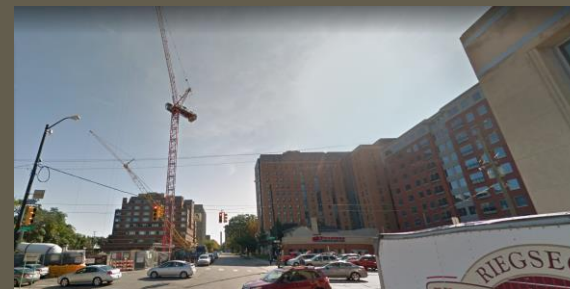
City of Ann Arbor Code of Ordinances

“The Planning Commission shall prepare a master plan for the orderly physical development of the municipality...”

Planning Commission By-Laws

“The Commission shall advise City Council in the preparation and continuance of the Comprehensive Plan (the “Plan”), being a guide for the future development of the City.”

A Comprehensive Plan is a policy guide designed to help the City create a vision of what it wants to look like in the future.



“Master Plan”



May evoke, slavery, paternalism, finality

“Comprehensive Plan”

WHAT IS THE CITY'S PLAN?





**CITY OF ANN ARBOR
NATURAL FEATURES MASTER PLAN**

JUNE 2004


Natural Features Plan June 2004

**Ann Arbor
Downtown Plan**










May, 2009

**CITY OF ANN ARBOR
MASTER PLAN**




Land Use Element


November 5, 2009

Prepared by the Ann Arbor City Planning and Development Services Unit and the City of Ann Arbor Planning Commission



SustainA²ble


Cultivating our people, place and potential



City of Ann Arbor
SUSTAINABILITY FRAMEWORK

2013



CITY OF ANN ARBOR




SOUTH STATE STREET CORRIDOR PLAN

An element of the City of Ann Arbor Master Plan: Land Use Element





Adopted by the City Planning Commission on May 21, 2013
Adopted by the City Council on July 15, 2013

CITY OF ANN ARBOR




PARKS & RECREATION OPEN SPACE PLAN

2016 – 2020

www.a2gov.org/prosplan




**The Treeline
Allen Creek Urban Trail**




MASTER PLAN
12.18.2017




**ANN ARBOR
MOVING TOGETHER**

TOWARDS VISION ZERO



**City of Ann Arbor
Comprehensive
Transportation Plan**

JUNE 2021

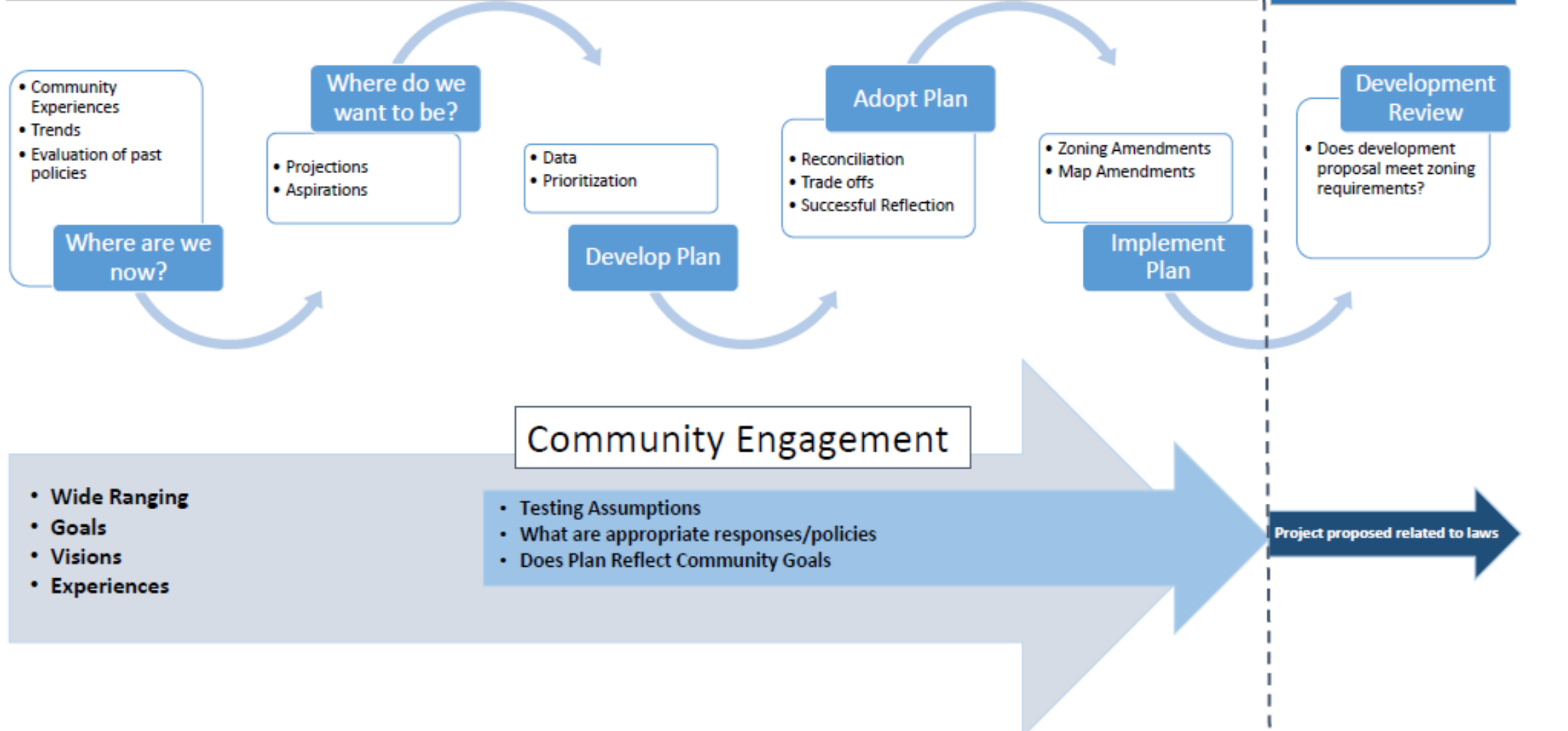
PLANNING OBJECTIVES RELATED TO ELECTRIFICATION/EFFICIENCY

2013 Sustainability Framework - Plan

- **Sustainable Energy** – Improve access to and increase use of renewable energy by all members of our community
- **Energy Conservation** – Reduce energy consumption and eliminate net greenhouse gas emissions in our community
- **Sustainable Buildings** – Reduce new and existing buildings' energy use, carbon impact, and construction waste, while respecting community context

The Comprehensive Planning Process

← Legislative (proactive) | Administrative (reactive) →



WHY DO WE ZONE?

The Michigan Zoning Enabling Act

“...the regulation of land development. . . .designating or limiting the location, height, bulk, number of stories, uses and size of dwellings, buildings, and structures. . . .”

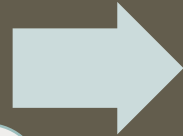
“ . . . to promote public health, safety, and welfare.”

Zoning is a tool to implement/realize our vision for our community.

PLANNING COMMISSION WORK

2013 Sustainability Framework - Plan

- **Sustainable Energy** – Improve access to and increase use of renewable energy by all members of our community
- **Energy Conservation** – Reduce energy consumption and eliminate net greenhouse gas emissions in our community
- **Sustainable Buildings** – Reduce new and existing buildings' energy use, carbon impact, and construction waste, while respecting community context



A²Zero – Implementation Concepts to advance Plan

- **Promote Home & Business Electrification** – City will work to establish policies that promote electrification of heating and cooking systems "...by options in codes..."; all new buildings are designed and built to operate without the use of natural gas...
- **Update Building Codes** – Assumes all new construction from 2022 is built to net zero energy standards, which includes no natural gas consumption and all electricity usage offset through community choice aggregation.



Planning Commission Proposed Ordinance Amendments

- **Electrification/Net Zero Buildings**
- **Solar Energy Readiness**

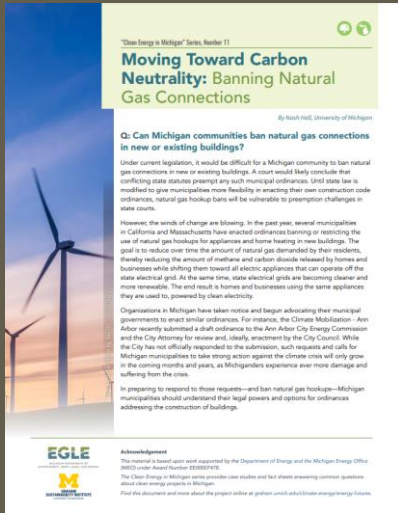
CHALLENGES

The Stille-Derossett-Hale Single State Construction Code Act

“... promulgate rules with recommendations from each affected board relating to the construction, alteration, demolition, occupancy, and use of buildings and structures; to prescribe energy conservation standards for the construction of certain buildings; to provide for statewide approval of premanufactured units; to provide for the testing of new devices, materials, and techniques for the construction of buildings and structures...”

The most straight-forward option for Michigan communities interested in transitioning away from natural gas would be for the state legislature to amend the Construction Code Act explicitly stating that it is in the discretion of municipalities to adopt construction regulations that are more stringent than state regulations in reducing greenhouse gas emissions. Another option is for the legislature, in updating the construction code, to include provisions that support local net-zero goals.

University of Michigan Graham Sustainability Institute, Clean Energy in Michigan Series, Number 11, August 2020.



HOUSE BILL NO. 4575

SENATE BILL NO. 820

CONSIDERATIONS

Amendments - Electrification/Net Zero/Solar Readiness

- Approach – ask/educate vs. incentivize vs. mandate/deny if not achieved
- Categories/Uses – Residential, commercial, other
- New Construction? Renovation? Additions? Apply only to renovated/addition or to the entirety of building
- Standard/measurement/evaluation-
 - Certifications (EUI, LEED, Energy Star, Portfolio Manager, Zero Code Appendix, etc.)
 - Physical attributes – No gas connection, solar panels, appliances
 - Net Zero definition – “true” net zero vs. offsets
 - Ongoing performance
 - Changing standards as utility sources evolve
- Context of City vs. surrounding communities

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