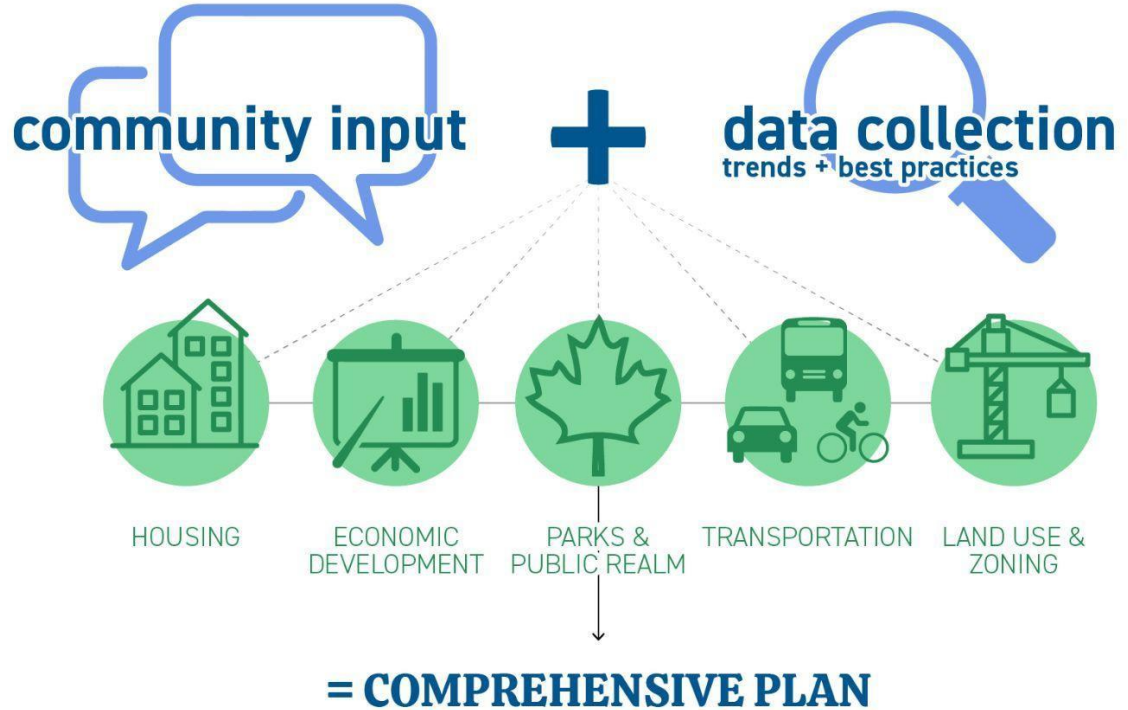


Ann Arbor Comprehensive Plan

June 4, 2025

What is a Comprehensive Land Use Plan?

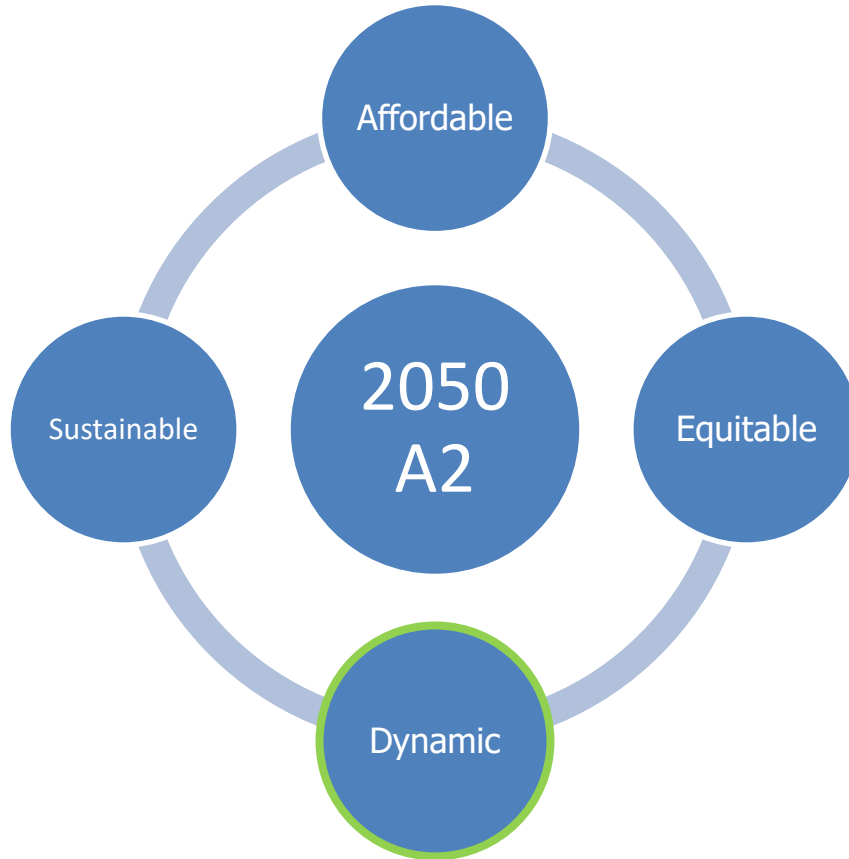
- Steering Committee - validates/guides process
- Planning Commission is the author
- Council adopts the plan
- City Departments implement the plan
- Updates posted on plan.a2gov.org/plan24



Comprehensive Plan Resolution

1. Carefully considers and implements those portions of the **A2Zero Living Carbon Neutrality Plan** applicable to land use and development activity in the City.
2. In the context of a largely developed city, make recommendations for adding new homes and **densification in single-family zoned areas**, and other areas and zoning districts.
3. Develop recommendations and policies that promote **fewer zoning districts** or categories, that contain **more flexibility for re-use and adaptability** over time.
4. A proposed land use framework that seeks to **emphasize values over specified land use** limitations where possible. **(Affordability, Sustainability, Equity)**
5. Recommendations and policies that **undue and/or seek to repair past land use policies and regulations that resulted in exclusion of people** based on race, income or other characteristics and other inequities.

Comprehensive Plan Values



- A people-centered approach to growth
- Character of place and identity
- Creating vibrant spaces through placemaking and economic development
- Preparing the city to adapt for future changes

The Limits of Planning

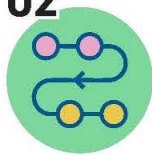
City Land Use & Zoning Policy

01



**LAND &
INFRASTRUCTURE**

02



REGULATIONS

03



CONSTRUCTION

04



CAPITAL

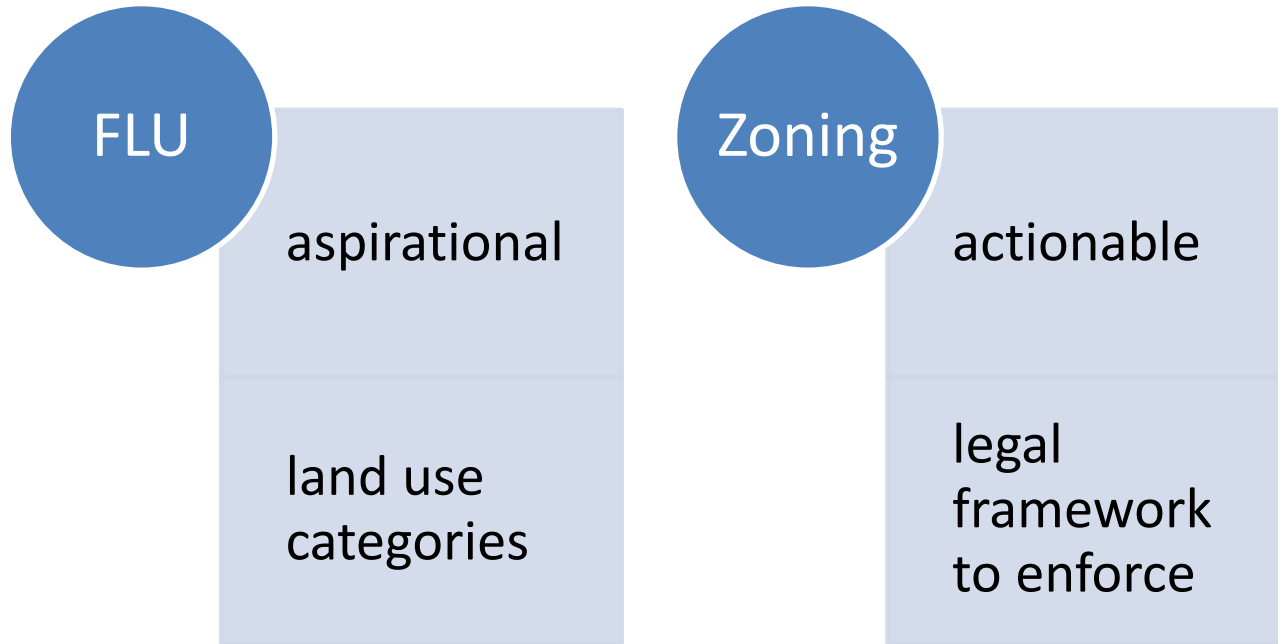
05



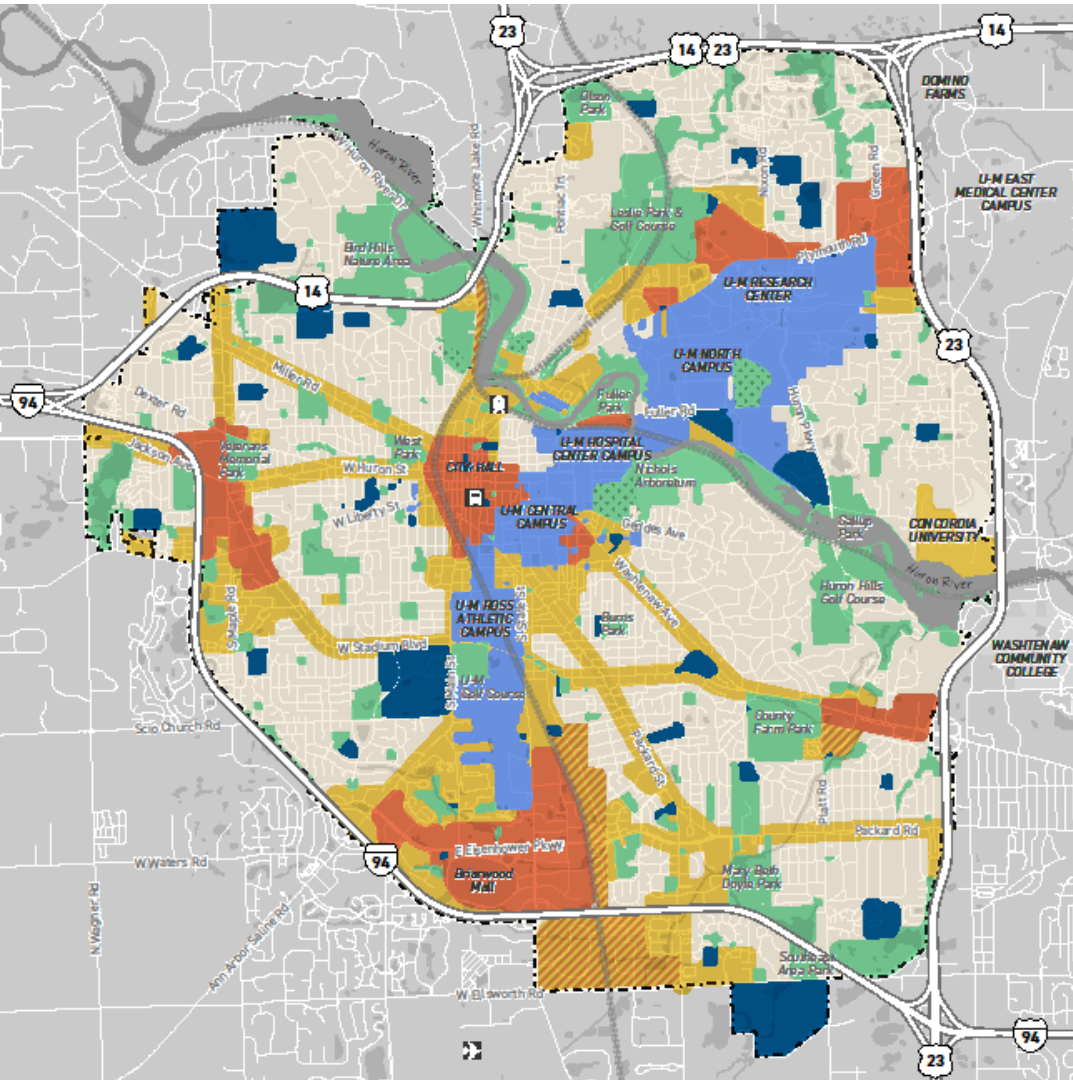
**RETURN ON
INVESTMENT**

Future Land Use

Future Land Use (FLU) vs. Zoning



Future Land Use



Legend

- Low-Rise Residential
- Mixed-Use Transit/Transition
- Mixed-Use Hub:
- Flex

Public:

- City/County/School District
- University of Michigan
- Parks/Open Space

Future Land Use Goals & Strategies

1. Create more flexibility in residential districts
2. Expand where denser multifamily housing is allowed by right
3. Create walkable, connected neighborhoods with access to basic needs and amenities
4. Align transit service with land development
5. Support denser, compact development and mitigate the impacts on critical natural features
6. Diversify the economy to grow the non-residential tax base

Low Rise Residential

- Opportunity to add “Missing Middle” housing
- Reduce our number of residential zones
- Limited neighborhood commercial uses
- Can regulate scale of housing by height, lot size, form, number of units, setbacks



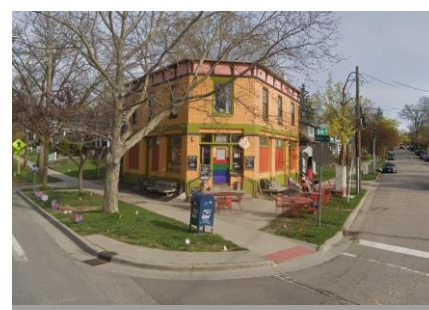
Detached Houses



Townhouse / Rowhouse



Quadplex / Miniplex



Neighborhood Commercial

Mixed-Use Transition District

- Allowed height increases when further from Low-rise Residential
- Allows for neighborhood scale buildings *and* mixed-use style buildings
- Focused on larger corridors and areas adjacent to Mixed Use Hubs



Multifamily Low-Rise



Multifamily Low-Rise



Mixed-Use Mid-Rise



Multifamily Mid-Rise

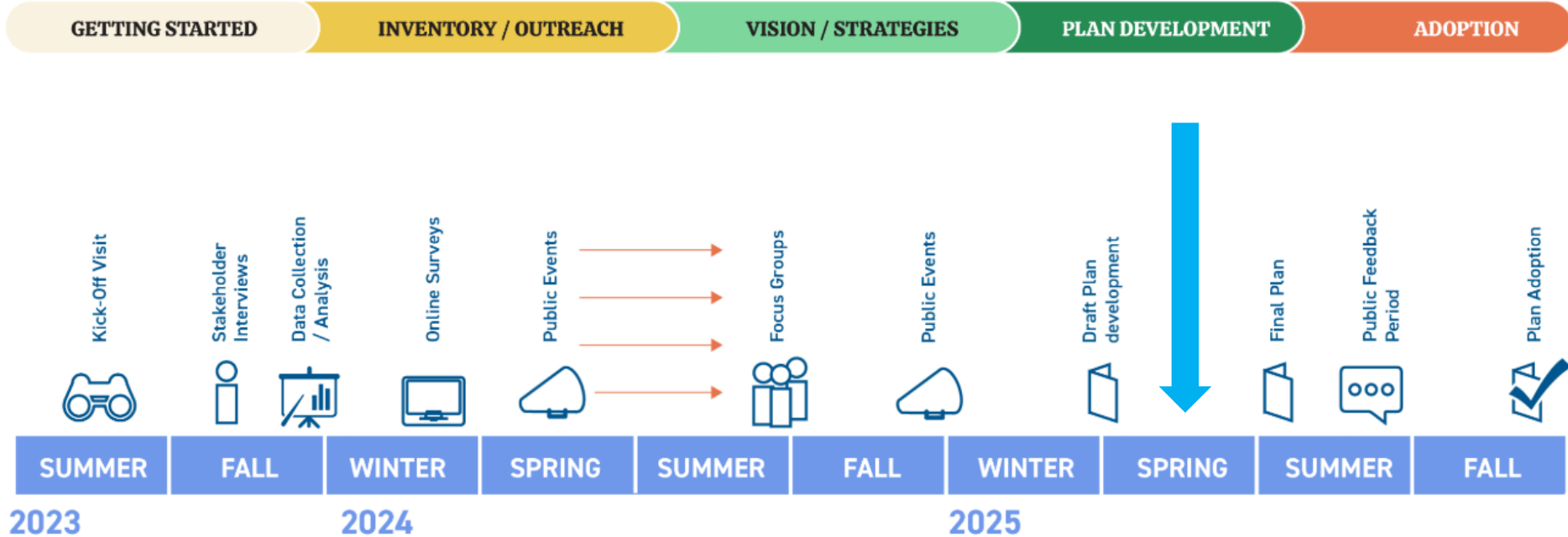
Mixed-Use Hub Districts

- Tallest and densest zone
- Height limit increases the further you are from Low-Rise Residential
- Mixed-use (residential, commercial, office/lab)
- Encourage redevelopment of suburban commercial areas as a destination



Next Steps

Project Schedule



Questions?