



## MEMORANDUM

TO: Planning Commission  
FROM: Brett Lenart, Planning Manager  
DATE: April 19, 2022  
SUBJECT: **FY 23 Planning Commission Work Program**

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In the coming month, there will be a series of actions that could impact the Planning Commission's work program. To this end, I am sharing this draft to provide numerous points for Planning Commission (CPC) consideration and direction toward its adoption.

- April 19<sup>th</sup> – Draft Work Program – opportunity for proposed edits/suggestions to be incorporated prior to adoption.

*[Proposed Action: Deliberations, suggestions, and edits to incorporate into the final proposed work program, no adoption action.]*

- May 4<sup>th</sup> – Public Hearing to provide an opportunity for members of the public to suggest changes to the City's Comprehensive Plan, and for the Commission to consider for inclusion in the Work Program and/or Capital Improvements Plan.

*[Proposed Action: Conduct public hearing, consider feedback for incorporation into the proposed Work Program, no adoption action.]*

- May 19<sup>th</sup> – Comprehensive Plan Resolution affirming and/or recommending changes to the City's Comprehensive Plan; Adoption of the CPC Work Program.

*[Proposed Action: Adoption of the FY 23 CPC Work Program, inclusive of the proposed amendments and/or modifications proposed.]*

The Commission has had some preliminary conversation about the proposed work program and based on this discussion, I am presenting a proposed draft based on this discussion.

Related to this discussion are additional resources that Commissioner Wyche has shared that you may find helpful, particularly relating to the elimination of the previously proposed zoning and racial equity committee, but inclusive of other topics. I've added high level summary of each source, but of course encourage you to review the information as well:

Taking a Long Look at Redistricting Ruth Kraut, opinion for the Ann Arbor Chronicle  
<https://annarborchronicle.com/2013/11/09/column-taking-a-long-look-at-redistricting/index.html> (2013)

Opinion on the good process used in school redistricting in 1985, and lessons that should be carried forward in future redistricting proposals.

City's Policy of Expansion Faces Serious Challenges, Ron Cordray, Ann Arbor News  
<https://aadl.org/node/71925> (1970)

Summary of community discourse around pressures of annexation and expansion, inclusive of some community feedback to utilize exclusionary zoning to make it more difficult for black families to live in the City.

Ann Arbor District Library – Book Discussion: The Color of Law: A Forgotten History of how our Government Segregated America, by Richard Rothstein  
<https://aadl.org/node/577345> (2021)

Video recording of this book discussion.

Missing Middle Housing, Dan Parolek <https://missingmiddlehousing.com/> (2020)

Website for book that supports the provision of diverse housing options through multiplex housing in existing residential neighborhoods.

How Discussions of 'Neighborhood Character' Reinforce Structural Racism, Gretchen Brown for Rewire <https://www.rewire.org/how-discussions-of-neighborhood-character-reinforce-structural-racism/> (2020)

Parking Maximums from SustainableCityCode.org  
<https://sustainablecitycode.org/brief/parking-maximums-7/>

This is a web resource with information about parking maximums with links to example ordinances.

Parking Maximums at a Glance – Summary from the City of Berkeley, CA Planning and Development Department

[https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_Land\\_Use\\_Division/Parking%20Maximums%20AAG.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Land_Use_Division/Parking%20Maximums%20AAG.pdf)

Brief description and comparison to other communities.

From The Counselors of Real Estate, Dustin Read of the University of North Carolina – Charlotte - [https://cre.org/wp-content/uploads/2016/05/34\\_2.pdf#page=13](https://cre.org/wp-content/uploads/2016/05/34_2.pdf#page=13) (2009)

Inclusionary Zoning has been effective in communities with strong housing demand, but can act as an excise tax, and can have the effect of stifling development.

Attachments:           Current Work Program  
                              Draft FY 23 Work Program

## City Planning Commission FY 2021-2022 Work Program

Project	CPC Lead	Status	Next Steps
Capital Improvements Plan	n/a	Software prioritization meetings are underway and new database will be ready to launch by regular CIP season. CIP Adoption by February 2021.	Public Hearing, Adoption of Plan
Master Planning – Update Master Plan	Master Plan Review Committee	RFP Issued for Master Plan update in March 2019; Consultant Recommended to City Council; Consultant recommendation tabled by City Council in December 2019; Postponed indefinitely for City COVID response budgeting. Begin community conversation about Single Family Zoning; Role/history in context of City development, racial equity, A2Zero goals. Timing/scheduling of petitions, staff report, overall process	Schedule Committee Meeting
Single Family Zoning	[New Subcommittee]		Commence work after discussion of Accessory Dwelling Units; Establish subcommittee
Planning Commission Operations	Executive Committee		

Priority	Ordinance	Timeframe	Status	Next Steps
In Progress	Sign Ordinance Update		Recommended for approval by CPC in August 2020	City Council Consideration December 2020
In Progress	Electric Vehicle Parking		Recommended by CPC on 7/7/20	City Council – 11/16, 12/21
In Progress	Solar Height Exemption			City Council – 11/16, 12/21
In Progress	Solar Accessory Structures			City Council – 11/16, 12/21
In Progress	Outdoor Lighting		Staff is evaluating alternatives to reduce non-conformities	City Council – First Quarter 2021
In Progress	UDC “Charlie” Amendments			City Council – December
In Progress	Floodplain Overlay District		Recommended by CPC on 10/20/20	City Council – 11/16, 12/21

Approved by Planning Commission on November 4, 2020

## City Planning Commission FY 2021-2022 Work Program

Priority	Ordinance	Timeframe	Status	Next Steps
In Progress	Planned Project Modifications			Schedule for CPC Consideration
In Progress	City Council Directed Amendments for FY 2020	Recommendations on C1A & C1A/R Districts due 12/31/20  Recommendations on Site Plan Review Thresholds due 12/31/20	C1A & C1A/R recommendations to be scheduled for CPC  Site Plan Review Thresholds started; Initial concepts stage	<ul style="list-style-type: none"> <li>Schedule and conduct next C1A and C1A/R adoption steps</li> <li>Draft recommendations on Site Plan Thresholds</li> </ul>
	Transit Oriented Development – Corridor Zoning		City Council resolution prioritizing this work tabled – March 2020	
	Parking Standards  Accessory Buildings/Structures  Accessory Dwelling Units	Ordinance Revisions Committee, Full Commission	Recommended amendments to simplify/clarify accessory building requirements	Schedule work session to solicit community engagement on prior ordinance amendments; Determine next steps

Potential Future Projects	Status
Sustainability requirements	
Analysis of Affordability in context of City development requirements	
Economic development initiatives	
Student neighborhood property conditions/enforcement in R4C/Student co-op revisions	
Student representation on Commission	
Rezoning of N. Main/Felch area to residential	
Tiny homes	
Redevelopment Ready Communities follow-up	

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## City Planning Commission FY 2021-2022 Work Program

Affordable housing implementation plan (with Washtenaw County Office of Community and Economic Development)	
Pedestrian/Complete Streets Implementation	

### Proposed Commissioner Business (since July 2019):

- Parking
  - Tandem parking provisions
  - Remove parking minimums
- Carbon Neutrality
  - Electrification requirements, electrical grid coordination
  - Is LEED a good measure of building sustainability?
- Planning Commission operations
  - Incorporation of sustainability measures into staff report
  - Timing/scheduling of petitions, staff report, overall process
- Natural Features
  - Change ordinance for landmark trees on private property
- Affordable Housing
  - Zoning “levers” to increase affordable housing
- Transportation
  - Require sidewalks on both sides of roads
  - Rideshare/delivery accommodation
  - Bicycle parking requirements
  - Pedestrian connectivity between/among private developments
  - Drive throughs
- Other
  - Clarification of 2,000 sq. ft. R1E maximum – basements? Garages?
  - Significant costs/burdens for annexation (e.g. 1290 Dhu Varren petition)

**Planning Commission Work Program - Adopted May xx, 2022**

**Comprehensive Planning/Other Projects**

Project	Source	Lead	Notes	Next Steps
Capital Improvements Plan	Michigan Planning Enabling Act; City Code; By-laws	Kayla Coleman		Public Hearing, Adoption of Plan
Comprehensive Plan Planning Commission Operations	Michigan Planning Enabling Act; City Code; By-laws	Comprehensive Plan Subcommittee Executive Committee	May Public Hearing; Action on recommendations for updates; Equity; Single Family Zoning/Missing Middle; Eliminate "neighborhood character in favor of defined community desires; Exclusionary Zoning ; R1 lot size and setbacks; Affordability Measures; Climate Resiliency Timing/scheduling of petitions, staff report, overall process	May Public Hearing; Determination if Changes should be considered

**Ordinance Amendments**

Proposed Amendment 2022	Source	Lead	Notes	Next Steps
Parking Regulations	Comprehensive Transportation Plan Staff, Planning Commission Proposed	ORC, Jeff Kahan	Draft Eliminates minimum parking requirements; Modifies EV Parking; Establishes new TC1 maximums	Public Hearing on April 5, 2022
UDC "Delta" Changes TC1 Rezoning - Stadium	Business Planning Commission	Alexis Alexis		City Council Consideration in June
Electrification/Net Zero Buildings D1/D2 Housing Premiums Reconsideration	Staff, Planning Commission, City Council Planning Commission	Brett, OSI Brett		
<b>2023</b>				
TC1 Rezoning - Washtenaw	Planning Commission			
Site Plan "Lite"	Planning Commission, City Council			
Drive Throughs	Planning Commission			
Parking Maximums				
<b>2024</b>				
TC1 Rezoning - Plymouth	Planning Commission			
R4C Zoning	Planning Commission			
Accessory Buildings/Structures	Staff		Recommended amendments to simplify/clarify accessory building requirements	
<b>Future</b>				
Analysis of Affordability in context of City development requirements				
Economic development initiatives				
Student neighborhood property conditions/enforcement in R4C/Student co-op revisions				
Student representation on Commission				

Rezoning of N. Main/Felch area to residential				
Tiny homes				
Redevelopment Ready Communities follow-up				
Affordable housing implementation plan (with Washtenaw County Office of Community and Economic Development)				
Pedestrian/Complete Streets Implementation				
Electrification requirements, electrical grid coordination				
Is LEED a good measure of building sustainability?				
Incorporation of sustainability measures into staff report				
Change ordinance for landmark trees on private property				
Zoning "levers" to increase affordable housing				
Require sidewalks on both sides of roads				
Rideshare/delivery accommodation				
Bicycle parking requirements				
Pedestrian connectivity between/among private developments				
Significant costs/burdens for annexation (e.g. 1290 Dhu Varren petition)	Planning Commission Proposed Business			
Corridor Design Standards	Planning Commission Proposed Business			
Alteration to Non-Conforming Structures				