

Subject: CLUP Map

From: Timothy Rhoades

Sent: Monday, October 6, 2025 6:55:04 PM

To: Kelley, Hank <HKelley@a2gov.org>

Cc: Bennett, Michelle <MBennett@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Thacher, Jill <JThacher@a2gov.org>

Subject: Re: CLUP Map

Hank,

Again, thank you for your quick response.

Please include this in the packet. I don't think the Commissioners care about anything but density and seriously doubt they will listen, but one can always hope.

Best regards,

Tim

On Oct 6, 2025, at 5:09 PM, Kelley, Hank <HKelley@a2gov.org> wrote:

Mr. Rhoades,

Would you like this email included in the Planning Commission packet, or is this strictly directed at staff?

If the latter, please allow us to work through some deadlines this week while we consider your additional questions related to specific parcels. We can likely respond by end of week.

The Planning Commission considers the draft tomorrow, so I encourage you to raise your questions with them directly if you are able to tune into the meeting in-person or virtually.

Thank you,

Hank Kelley, AICP ([they/them](#))

Deputy Planning Manager

City of Ann Arbor Planning Services

301 E. Huron Street, P.O. Box 8647

Ann Arbor, MI 48107-8647

hkelley@a2gov.org | Direct (734) 794-6000 #42605 | General (734) 794-6265 | www.a2gov.org

From: Timothy Rhoades

Sent: Monday, October 6, 2025 4:25 PM

To: Kelley, Hank <HKelley@a2gov.org>

Cc: Bennett, Michelle <MBennett@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Thacher, Jill <JThacher@a2gov.org>

Subject: Re: CLUP Map

Hank,

Thank you for the quick response.

I guess I live at ground zero for difficult questions! I really wonder if the apartment across the street at 441 S. 1st that was built to meet a 30 foot height limit might be demolished and become a 300 foot high rise? After all, it is arguably adjacent to "hub" if one ignores the railroad tracks.

My fear is that 441 S 1st and other non-contributing parcels will be redeveloped as high and dense as new zoning allows without regard to the size, scale and characteristics of the surrounding neighborhood. If this occurs the historic district will be destroyed over time. Is that the goal?

I have copied Jill Thacher in case she may have a quick answer available.
Please don't destroy the Old West Side.

Tim Rhoades

On Oct 6, 2025, at 3:26 PM, Kelley, Hank <HKelley@a2gov.org> wrote:

Hello Mr. Rhoades,

Please see below reply put together with input from Ms. Bennett. As you can imagine, she is preparing to present the third draft of the Comprehensive Plan tomorrow and follow-on tasks. Although we aspire to be as responsive as possible, the reality of our staffing levels is that responses cannot always be immediate.

Thank you for your patience, and please route your requests through me for now while we get through this busy period. I prefer to respond via email to allow time to collect appropriate information.

I will respond as I am able, which may not be the same business day for non-urgent inquiries. You are welcome to attend the Planning Commission meeting to offer your thoughts on the third draft with the Commission directly.

Response

To our knowledge, the hub boundaries have not changed—this was not among the Planning Commission's requested edits (This was also provided in a previous email, see [agenda for tomorrow's meeting](#)). Any visual differences result from our efforts to improve boundary clarity based on feedback that previous displayed boundaries were blurry.

Regarding high-rise recommendations in transition areas near hubs: if you're referring to page 113's "preferred building form" section, please note this lists preferences, not mandates. Building heights in transition zones remain context-dependent, consistent with existing TC-1 zoning. If this is not what you are referring to, please clarify.

We appreciate your question raised on the phone about whether context is determined by existing structures or zoning designations, and we will address

this during the Zoning Ordinance rewrite phase, which will include parcel-by-parcel analysis.

I understand you would prefer these details now, but the necessary analysis will occur during the ordinance rewrite process.

Thank you,

Hank Kelley, AICP ([they/them](#))

Deputy Planning Manager

City of Ann Arbor Planning Services

301 E. Huron Street, P.O. Box 8647

Ann Arbor, MI 48107-8647

hkelley@a2gov.org | Direct (734) 794-6000 #42605 | General (734) 794-6265 | www.a2gov.org

-----Original Message-----

From: Timothy Rhoades

Sent: Monday, October 6, 2025 10:26 AM

To: Bennett, Michelle <MBennett@a2gov.org>

Subject: Re: CLUP Map

Michelle,

The “hub” designation on the 400 block of 1st Street seems bigger. Is that true? If so, why has it grown?

Also, why is “transitional” property adjacent “hub” now recommended for high-rise?

Thanks,

Tin

On Oct 6, 2025, at 9:43 AM, Bennett, Michelle <MBennett@a2gov.org> wrote:

Hello,

Please see attached.

Thanks,

Michelle Bennett (she/her) | Senior Planner, AICP City of Ann Arbor |
Guy C. Larcom City Hall | 301 E. Huron, 1st Floor • Ann Arbor • MI • 48104
734.794.6430 x 43704 (O) | Internal Extension
43704 mbennett@a2gov.org | www.a2gov.org

-----Original Message-----

From: Timothy Rhoades

Sent: Sunday, October 5, 2025 4:33 PM

To: Bennett, Michelle <MBennett@a2gov.org>

Subject: CLUP Map

Michella,

The draft 3 CLUP map is very fuzzy. Could you please send me a version with higher density?

Thanks,

Tim

><A2_Basemap_City_FUTURE LAND USE_11_DRAFT 03.pdf>