



City of Ann Arbor Planning Services

Memorandum

TO: Mayor Taylor and City Council
FROM: Brett Lenart, Planning Manager
RE: UDC Future Modifications
DATE: July 15, 2018

As with current City Zoning Ordinance, and related land development chapters, ordinances are not static and evolve over time. Upon adoption of the Unified Development Code, it is anticipated that amendments will be necessary as the City's goals and land development expectations evolve, as well after identification of opportunities for clarity for future interpretation. Such amendments can be considered concurrent to permits or development proposals. Here are few of the methods that can be utilized by the City in the event that modifications to the Code are considered desirable:

- Amendments – Amendments can be initiated by staff, the Planning Commission, City Council, or by petition from the public. The process to consider an amendment can range in time period, however, many times this process can be quicker than the duration of a development's technical review and presentation to Planning Commission and City Council.
- Permits – While the City aspires to issue permits appropriately and efficiently, there could be circumstances where a permit review reveals and opportunity for clarification or amendment. In such circumstance, the City can take steps to hold issuance of any such permit until such a time that full compliance with City Code occurs.
- Moratoriums – While moratoriums are in some regard, a last resort, moratoriums are appropriate when there is error or omission in the code that needs to be corrected. City Council may consider such an action, which would result in a hold on any defined projects.

Despite the fact that any amendment is required to follow the same approval process, there are numerous methods, summarized above, to provide the framework for such amendments to occur and to minimize the opportunity for any unintended consequences.

With any new ordinance of this length, it is both reasonable and expected to find some minor issues that need to be addressed over time. We intend to group such minor revisions, and bring them for Council approval at the same time wherever possible. Nonetheless, staff will evaluate each proposed revision and will immediately bring forward any amendment that needs to be addressed more promptly.

CC: Howard Lazarus, City Administrator
Derek Delacourt, Community Services Area Administrator
Alexis DiLeo, City Planner
Kevin McDonald, Senior Assistant City Attorney
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