



# Planning Services Memorandum

**To:** City Planning Commission.

**From:** Planning Staff on behalf of Sarah Mason, Solid Waste Manager.

**Date:** May 19, 2026.

**Subject:** Communication related to Solid Waste Development Review Considerations.

---

City of Ann Arbor Public Services Solid Waste staff are responsible for reviewing site plans for proposed private development projects to ensure compliance with city standards and regulations pertaining to the collection of solid waste.

Review of solid waste collection for development is governed by three policy documents:

- City Code Chapter 26.
- City Solid Waste Regulations.
- Public Services Standard Specifications (Article 12).

Planning Petitions and any location with a proposed change of use that will impact solid waste must provide:

- (1) Detailed waste generation calculations for proposed uses, specifying both Refuse and Recyclables, demonstrating on-site storage capacity sufficient for the proposed collection method;
- (2) Identification of where containers will be stored prior to collection and where they will be collected, with containers stored in a building or screened from view from the public right-of-way;
- (3) A solid waste narrative covering proposed service days per week, responsibilities for staging containers, and necessary parking restrictions to prevent blocked access to collection locations; and
- (4) Vehicle clearances and truck turning movements including backup distances.

The type of container (Curb Cart vs. Dumpster) assigned to a development for Residential Customers is determined by dwelling unit style, availability of street frontage sufficient for all required curb carts, and whether the street is accessible for automated side-arm collection truck service. Commercial Customers are generally assigned Dumpsters unless the Public Services Area Administrator approves otherwise.

When reviewing proposed site plan developments, staff evaluate the following among other considerations:

- The expected volume of solid waste to be generated based on proposed uses;
- Whether the number, size, and type of containers are adequate;
- The storage location(s), service location(s), and solid waste service path;
- Vehicle clearances and truck turning movements;
- Backup distances to minimize risks to motorists, pedestrians, cyclists, buildings, and vehicles; and
- Whether the proposed plan reflects reasonable human behavior.

Access to trash and recycling containers must be equally convenient to the future residents or businesses of the property.

**Attachments:**

- Solid Waste Regulations (December 2025).
- City Code - Chapter 26 Solid Waste Management.
- [Solid Waste presentation to Council Work Session 02102025.pdf](#) (linked).