

Subject:

Roof top solar and the CLUP

From: Nancy Leff**Sent:** Tuesday, August 5, 2025 4:25 PM**To:** Planning <Planning@a2gov.org>; City Council <CityCouncil@a2gov.org>**Cc:** A2N2 Private**Subject:** Roof top solar and the CLUP

Greetings,

Please consider this important issue in future planning for the CLUP.

My name is Nancy Leff, I live at 1512 Montclair Pl.

Under Ann Arbor's current land use plan and zoning regulations for residential neighborhoods (R1 & R2), a 3 story structure can be built up to 30 feet. If the builder wants to build up to the allowable 39 feet, currently, they MUST agree to either sustainability with 100% electrification or to affordable housing benefits.

Under the new Comprehensive Land use proposal, up to 39 feet will still be permitted, BUT, the builder is no longer required to provide any sustainable or affordable options in the building. One of many negative environmental consequence of this change is that it could render many residential solar systems useless. Both new height allowances and potentially reduced set back requirements could block your solar system's access to sunlight.

I have attached a map of my neighborhood, Lower Burns Park. Every property highlighted in yellow has solar panels on the roof. We have 21 homes with solar in our small neighborhood. We want to be self-reliant and solar is one way to achieve this. The city has pushed for and encouraged citizen involvement in green energy and Vision A2 Zero for years. Residents and businesses have enthusiastically responded.

My home is an example of how this new height regulation would negatively impact our solar panels and battery storage. A new building next door - at 39 feet tall - even with the current side setbacks that allow each house to sit a mere 5 feet from the lot line (most of our neighborhood homes are 10 feet apart) - our solar panels would be blocked and useless. But the negative environmental impact would significantly increase, because the new building will not be required to provide sustainability or affordability. And reduced setbacks decrease the space for trees and other greenery on the lot.

This would be a huge loss to our community. Not only do these systems provide green, renewable energy to the homeowners, but excess electricity generated by these systems is often returned to the grid - to share with our neighbors and lessen the strain on our already heavily burdened energy grid. Many Ann Arbor residents who have invested in roof-top and yard solar systems should be concerned. Most of us know we will not see a monetary return on our large investments in our lifetimes; we made the solar investment for future generations with a strong concern for the environment - one of the biggest issues of our time.

My question is, has the issue of home solar systems been factored into your Plan? I am not aware if it has been, and please correct me if I am wrong.

I fully support affordability, sustainability, and equity in housing. I ask you to work with the residents of Ann Arbor, listen to us, and hear what we have to say. I am not an opponent to a new comprehensive land use plan, I need it - I am open to compromise. I believe many residents would welcome a pause to engage in truly meaningful conversations and have serious questions considered to make this Plan an inclusive, democratic process that delivers a workable path forward. This community is full of smart, critical thinking, progressive people who welcome open and thoughtful discussion.

We can plan for growth, greater density, and environmental protection. Residents can and should help make this happen. But the current land use draft plan doesn't do enough for our shared commitment to environmental protection and sustainability.

Thank you. Nancy Leff

LoBuPa Solar Map

From the city of Ann Arbor's sustainability webpage.

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Sustainability



