

**Subject:** Ann Arbor Planning Commission review of the Comprehensive Land Use Plan on April 14  
**Attachments:** PROFILE 4.pdf; PROFILE 6.pdf

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**From:** Ovide Pomerleau  
**Sent:** Saturday, April 11, 2026 10:38 AM  
**To:** Planning <Planning@a2gov.org>  
**Cc:** Disch, Lisa <LDisch@a2gov.org>; Harrison, Cynthia <CHarrison@a2gov.org>  
**Subject:** Ann Arbor Planning Commission review of the Comprehensive Land Use Plan on April 14

The Ann Arbor Planning Commission is scheduled to review the Comprehensive Land Use Plan (CLUP) on April 14 to prepare zoning rules for implementation.

A recent email to me from Ward 1 representative Lisa Disch stated: “Heights in Transition [neighborhoods] are likely to be as low as 4 stories and probably not higher than 6 stories. Those limits will be determined when the zoning districts are written. There will be more than one zoning district to implement Transition because its implementation will be sensitive to context.”

I am writing to request your support: The Transition neighborhood of single-family homes, multifamily apartments, and condominiums north of Kerrytown already fulfills many of the vision statements and objectives of the Land Use Plan. The size and height of buildings in this cohesive and vibrant neighborhood should be limited to protect its viability.

Thank you,

Ovide Pomerleau  
637 North Fourth Avenue

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Architect James Chaffers prepared elevation drawings for construction on the vacant lot at 651 (between 645 and 655) North Fourth Avenue to illustrate the impact of possible Zoning changes. As can be seen, changing zoning rules for a **four-story building** would allow construction higher than nearby two-story housing but a **six-story building** would violate the architectural integrity of the entire area.

Shown below is a photo of the vacant lot at 651 North Fourth Avenue—a **six-story building** would be as tall as the mature trees in front of the property.





