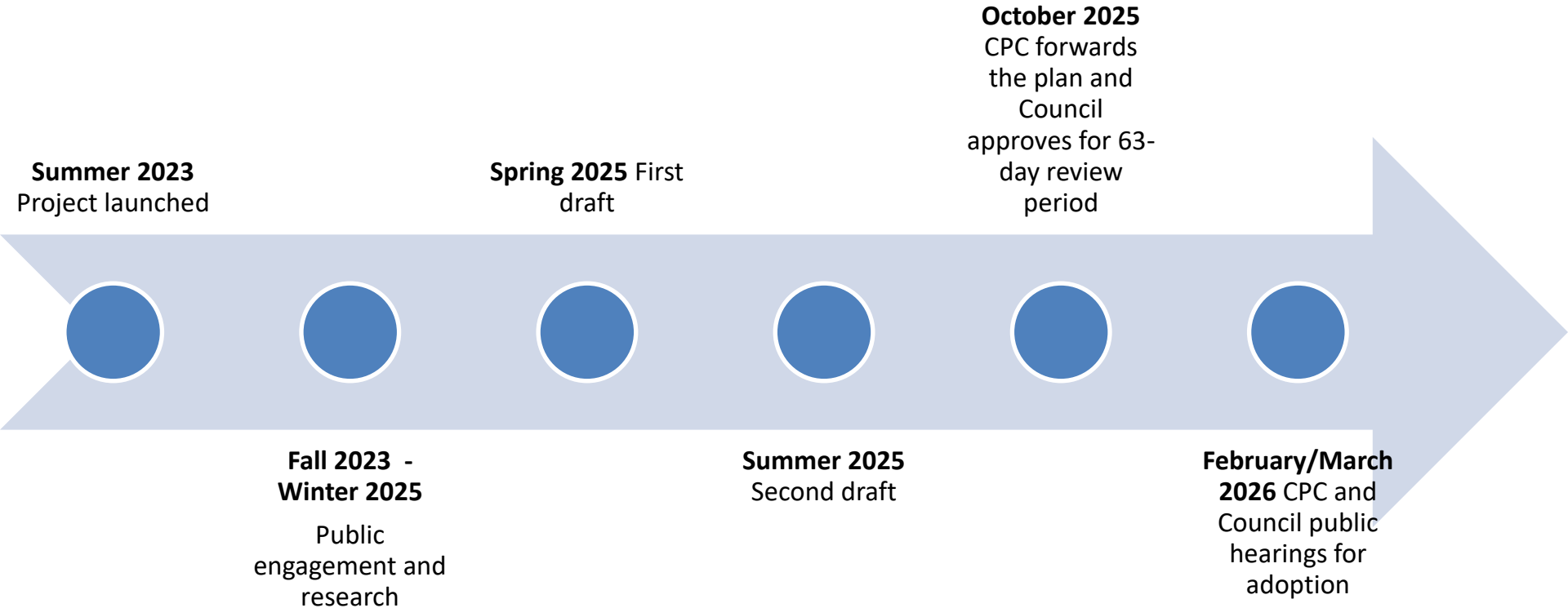


Ann Arbor Comprehensive Plan

November 2025

Timeline



Comprehensive Plan Resolution

1. Carefully considers and implements those portions of the **A2Zero Living Carbon Neutrality Plan** applicable to land use and development activity in the City.
2. In the context of a largely developed city, make recommendations for adding new homes and **densification in single-family zoned areas**, and other areas and zoning districts.
3. Develop recommendations and policies that promote **fewer zoning districts** or categories, that contain **more flexibility for re-use and adaptability** over time.
4. A proposed land use framework that seeks to **emphasize values over specified land use** limitations where possible. **(Affordability, Sustainability, Equity)**
5. Recommendations and policies that **undue and/or seek to repair past land use policies and regulations that resulted in exclusion of people** based on race, income or other characteristics and other inequities.

Plan Set Up

Chapter 1: Introduction – background and current “snapshot” of Ann Arbor

Chapter 2: Public Engagement – brief summary, detailed review in the Appendix

Chapter 3: Vision and Values – vision statement and description of values

Chapter 4: Goals – “what we’ve heard” and “key considerations” for 3 goal areas

Chapter 5: Future Land Use – description of each of the 3 categories, zoning plan

Chapter 6: Implementation – matrix with action strategies and metrics

Summary of Changes

Major Changes Since Draft 1

- Flex, innovation, and retail land use categories were removed and replaced with transition
- Planning Commission responses to Council resolutions
- Call out boxes were changed to describe City policies and initiatives
- Cartoon strips and quotes removed
- Distinction between housing affordability and affordable housing
- Future Land Use Map – Residential or Transition
- References to population or housing targets were removed and SEMCOG projections were added
- Park acreage per 1,000 residents changed to match PROS Plan

Major Changes Since Draft 1

- Removed “historic district will be maintained”
- Added reference to the Gelman Plume
- Some consolidation of the “economy and opportunity” section
- “Communities of color” map added
- References to “preserving neighborhood character” were removed
- Implementation matrix and metrics were added
- Districts = land use categories for the Future Land Use Map
- Added language about utility funding
- Zoning Plan updated
- Objectives removed or converted to metrics
- Appendices added

Important Resources

- [Engagement Hub](#) (draft 3 with appendices)
- [Planning Commission Edits for Draft 3](#) (in the packet)
- [CPC Response](#) to Council's July 2025 Resolution
- [Legistar](#) to check agendas, recordings, and meeting minutes

*Engagement Hub for
the Comp Plan*

