

From: [Katrina Folsom](#)
To: [Planning](#)
Subject: Keep CLUP flexible: avoid new Residential zoning restrictions
Date: Sunday, August 17, 2025 9:46:24 AM

Dear Planning Commission,

I saw that City staff are now proposing a residential category and restricting the current Residential zone to 3-units, banning small apartments from most of the city. I urge you to resist the "death by a thousand cuts" approach and retain the principles of the CLUP: flexibility and adaptability over time.

I am concerned that this proposed change will work against the values the community articulated: affordable, equitable, sustainable, and dynamic. Restrictions preventing small apartment buildings in neighborhoods will negate most of the CLUP's ability to address Ann Arbor's housing crisis, perpetuating the difficulty non-wealthy people increasingly face to stay in Ann Arbor.

I am fortunate to be better off financially than many, but even I find myself living in Pittsfield Township due to the cost of housing in city limits. I regularly bike into the city for work and recreation, which supports the city's sustainability goals and reduces traffic congestion, but I am expecting a baby this fall and will have to start driving most of the time due to road safety issues. If there were more different types of housing at various price points in Ann Arbor, more families like mine could live in the city and contribute to a sustainable, vibrant community.

Thus, I urge you to stick with restrictions based on form. Regulating scale and design, rather than limiting housing type or occupancy, achieves what many folks want -- homes that *look* like large single-family houses -- while inconspicuously housing 3-4 households instead of one. Voila: vibrant, diverse neighborhoods that *feel* pretty similar to how they are now!

Please stick to the CLUP's principles and resist efforts by a vocal minority to water it down to retain the status quo.

Thank you,
Katrina Folsom