



MEMORANDUM

TO: Mayor and City Council

FROM: Brett Lenart, Planning Manager
Michelle Bennett, Senior Planner

CC: Milton Dohoney Jr., City Administrator
Derek Delacourt, Community Services Area Administrator
Planning Commission

DATE: June 16, 2025

SUBJECT: Comprehensive Land Use Plan Review – Planning Commission First Round of Edits

On April 14, 22, 29, May 6, and May 13, 2025, the Planning Commission publicly reviewed and edited the first draft of the Comprehensive Land Use Plan. Below is a summary of the major highlights that are organized as document-wide edits and chapter-specific edits.

The second draft is expected in the middle of June with these edits made. The second round of edits will take place in July. It is currently scheduled to come to City Council in August for approval to open the 63-day review period. If approved at that stage, then the draft will follow the Michigan Planning Enabling Act's statute to have a public review period prior to the planning commission public hearing in October, and the City Council public hearing in November.

General: Document-wide Edits

- Remove many of the precedent boxes and instead summarize Ann Arbor's existing programs, initiatives, and/or processes.
- To clarify what the city means by affordability, the plan will use "income-eligible" to refer to subsidized housing and the term "affordable" more broadly when we are referring to affordability for all income brackets.



- Remove references to “neighborhood character” and use terms like “massing” and “scale” to explain that character refers to structures.
- Add a glossary of terms.
- Explain/document what “historically underinvested” means based on context.
- References to four stories in the residential district recommended to be replaced with three stories.

Chapter 1

- Page 5: Include the New Approach to Economic Development report and be clearer about the difference between “incorporate” and “retain” previous plans.
- Pages 14-17: Asked to be updated with more data, potentially fewer cartoon strips.
- Page 18-19: Remove or refine the graphic.

Chapter 2

- A summary of the engagement methodology. Staff is working on an appendix that outlines each event/activity.

Chapter 3

- Page 36: Add affordability in the “long run,” want to emphasize that affordability may not be fixed immediately.
- Page 40-41: Remove.

Chapter 4

General

- Objectives will be moved to metrics in the implementation matrix.
- Goals 4 & 6 are similar and should either be combined or differentiated.

Housing and Neighborhoods

- Page 52 (Strategy 1.1): Historic districts are presented as neutral and it is recommended to add a statement that historic districts limit new development and a discussion of their history and tradeoffs.



Economy and Opportunity

- Pages 64-68 Compress rationale, make it less focused on tax base and innovation district land use.
- Page 70: 5.1 This content can be summarized under 5.2 – want to move away from specific references to U-M.
- Page 73: Get rid of strategy 6.3.
- Page 74: Don't need land use regulation to support local entrepreneurs – if the city is planning to set aside \$5 million to help achieve this strategy, lean on financial support instead.

Chapter 5

General

- Add a spread that describes the framework of how goals and strategies relate to each other. Add a spread with graphics and narrative, explaining that even our core values are likely to be expressed as a series of tradeoffs when it comes to decision-making.

Implementation

- Page 101: Show the logic of how staff arrived at the future land use map. What was the process for developing it? Provide a simplified zoning map as a point of comparison to the future land use map to more easily identify spatial changes.
- Page 108: Residential - do not regulate housing by number of units. Use dimensional standards and form-based code to ensure that housing fits the massing and scale of existing neighborhoods.
- Page 110: Transition – fold uses from flex district into the transition district and increase building heights when adjacent to the hub district and lower when adjacent to the residential district.
- Pages 114-116: Remove the flex district and convert to transition district.