

Subject: Support for 3-year rezoning approach

From: Adam Jaskiewicz

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To: Planning <Planning@a2gov.org>

Subject: Support for 3-year rezoning approach

Ann Arbor City Planning Commission,

My name is Adam Jaskiewicz and I live in the fourth ward near West Stadium and Pauline.

I am writing to ask you to adopt an implementation plan like the one proposed by Commissioner Adams. I like that the Adams approach prioritizes districts that could offer a lot of housing relatively quickly. I also like that this approach would allow us to complete zoning changes within the three year timeframe written in the Implementation Matrix.

The Comprehensive Plan already identifies areas that are “appropriate for rezoning” on its Future Land Use Map, and it calls for new zoning districts to implement this map. Now it’s time to move forward and create the districts. Reopening questions already settled by the Comprehensive Plan, like which areas should be rezoned, could lead to years of unnecessary delay.

I also support taking action now by approving the Ann Arbor Community Land Trust’s (CLT) text amendment to allow for three units by right throughout the city, as the Comprehensive Land Use Plan explicitly calls for. This is a stop-gap solution that avoids the contentious questions of setbacks and minimum lot sizes until we have a full discussion on new Residential zoning, but still allows the CLT to get started building homes for essential workers right away. I like that this unlocks some potential for more homes in Residential zones with very minimal, focused changes to the UDC. This accomplishes the same goal of allowing gentle density in Residential areas as the “floating residential” option, allowing Staff and Commissioners to move on and focus on Hub/Transition. However, eliminating the need for individual property owners to petition for map amendments much more effectively reduces the administrative burden that is a barrier to increasing housing supply.

Thank you for serving our city.

Adam Jaskiewicz

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