

MEMORANDUM



TO: Planning Commission
FROM: Brett Lenart, Planning Manager
Michelle Bennett, Principal Planner
DATE: February 18, 2026
SUBJECT: Edits for Draft # 4 From the Review Period

During the Planning Commission's review of draft 3 on November 18 and December 16, 2025, and January 6, 2026, staff noted proposed edits. This is the compiled list of edits made during the review period (October 21, 2025 – January 5, 2026) for draft # 4. Please review draft # 4 to ensure that you concur with the resulting changes.

Categories of Edits Received from Commissioners:

1. Discussion – These are areas that staff would benefit from discussion with the commission for additional direction, explanation, and agreement. This is the expected focus for the review.
2. Staff Supported – These are changes that staff agrees to make. They are included in a separate table for visibility to the commission. There is enough guidance that staff can make the edit, but these are more than a factual correction; please review in case you feel something here needs to be clarified or discussed.
3. Factual – These changes correct a statement factually, add a citation, or similar simple changes that will be directed to the consultant.

Discussion (the page numbers refer to Draft 3)

Page	Edit Made
9	Golf and outing should be accurately reflected on the map by a color change? Move the golf and outing to “formative years” part of the map
14	<p>“Buildings in 2024 accounted for roughly two-thirds of community emissions, and transportation one-third. Building emissions were split between direct emissions, mostly from fossil gas consumption, and electricity, from the fossil fuel origin of much of our purchased electricity.”</p> <p>Source: https://analytics.a2gov.org/superset/dashboard/osi-performance-metrics/?standalone=2</p>
15, 54, 109, 116	Add more references to the housing appendix where there is a discussion on affordability (for example, page 54 reference to student impact on housing)
24-25	<p>Review sources, public comment alleges that parts of the summary are incorrect.</p> <p>Nation’s first Open Housing law added to the timeline.</p> <p>Changed “infrastructure initiatives” to “Urban Renewal Initiatives”</p> <p>Rearranged sentences to be more chronologically correct</p>
86-87	<p>Lack of reference to wetland. Could be added to pages 86-87 when referring to woodlands about wetland’s usefulness.</p> <p>Wetlands offer many benefits including flood control, stormwater storage and release, ground water recharge, and water quality improvement. Their preservation helps to maintain ecological stability, educational opportunities, and quality of life.</p>
54	Add “Homelessness is an outcome of housing scarcity, rising costs, and displacement pressures, and must be addressed as a land-use and affordability issue”
57	<p>Remove the map “Access to Community Parks & Car Ownership”</p> <p>ADD: The PROS Plan has been retained as a part of this planning process and is updated every five years with detailed park data, trends, and strategies. As such, land use planning and decision-making that relates to parks or recreation will consult the PROS Plan, as amended, to stay consistent and supportive of its goals.</p> <p>Replace the second bullet point with the following:</p> <p>Ann Arbor has a high ratio of parks to population: 17.96 acres of park land per 1,000 residents, compared to a median of 9.2 acres per 1,000 residents for cities of a comparable population. According to the Trust for Public Land’s ParkServe mapping tool, 91% of Ann Arbor residents live within a 10-minute walk of a park. The National Recreation and Park Association (NRPA)’s 2025 NRPA Agency Performance Review indicates a national median of</p>

Page	Edit Made
	one park for every 2,411 residents. The City of Ann Arbor has one park for approximately every 755 residents – three times the national median.
58	<p>Add the following regarding historic districts to key considerations:</p> <p>The city currently has 15 designated historic districts. Each district was established pursuant to Michigan Local Historic Districts Act of 1970, state law distinct from Michigan’s planning and zoning enabling laws, following extensive public input and deliberation required by that act. Historic districts serve to recognize and conserve structures within distinct areas that provide significant historical meaning and heritage reflecting the city’s origins and early development. Any modifications to existing districts would require following similarly extensive public input and deliberation procedures. While not part of a local zoning code, historic districts function essentially as overlay districts, where the more restrictive requirements applicable through either zoning or historic preservation control.</p> <p>The city’s historic districts are all located close to downtown. They are also predominantly if not entirely zoned for uses and densities greater than single family residential development alone, and duplexes and smaller multifamily housing units can be found throughout and immediately adjacent to them. In addition, because all were built prior to the city’s shift toward larger minimum lot size requirements, the historic districts are some of the most densely developed and walkable neighborhoods in the city.</p>
60	<p>Replace paragraph with sentence starting “Historic District boundaries...” with the following:</p> <p>This plan takes no position on the potential modification of existing historic districts or the creation of new historic districts. Historic district boundaries and requirements within them will continue to follow the standards and guidelines established by the Historic District Commission (HDC). The current multi-unit residences and mixed-use developments within the existing historic districts provide evidence of their compatibility within those districts. The city should support opportunities for increased missing-middle housing density within existing historic districts when and where appropriate, consistent with the goal of increasing such density throughout the city, and consistent with HDC standards and guidelines for modifications to existing structures and the development of new structures within historic districts.</p>
63	Add a reference to strategy 1.5 to include partnering with the regional to combat homelessness.
73	Remove last bullet point: “will likely need to be near North Campus.”
88	<p>Discuss the Climate Millage and the Bryant Community decarbonization project</p> <p>Climate Millage On the November 2022 general election ballot, Ann Arbor residents voted overwhelmingly in favor (71%) of a millage related to the community's investment in climate action. The approximately \$7 million dollars generated</p>

Page	Edit Made
	<p>annually (through 2043) is a historic vote that illustrates the community’s dedication to a just and carbon-neutral future. The millage will help to accomplish the following from the Carbon Neutrality Plan:</p> <ul style="list-style-type: none"> • Create, enhance, and provide services that move the city toward a zero waste, circular economy. • Advance the deployment and utilization of renewable energies such as solar and geothermal. • Support energy efficiency and weatherization programs designed for residents and businesses in improving energy and water efficiency. • Advance neighborhood and community resilience and preparedness to climate change. • Create and sustain home- and transportation-related electrification programs. • Support educational efforts to administer such programs and services. • Use to unlock additional financial resources. <p>Bryant Neighborhood</p> <p>Ann Arbor’s Bryant neighborhood is one of the city’s lowest-income areas. OSI has partnered with the non-profit Community Action Network (CAN) to make it one of the first carbon neutral neighborhoods in the country! This effort would not only help to decarbonize the neighborhood but significantly reduce utility bills and provide financial savings for households. Through grant funding, the city’s pilot program is providing free energy efficiency improvements, helping transition appliances to electric, providing solar and energy storage, making home health and safety improvements, and creating a geothermal network that will provide sustainable heating and cooling for the neighborhood, all while advancing goals of affordability, equity, and sustainability.</p>
94	<p>Show support for non-profits that work on homelessness</p> <p>Under 8.1, the last sentence refers to supporting the County to address homelessness. It is suggested to add “non-profits” to this sentence.</p>
84, Goal 11; implementation matrix	<p>Change from “Promote carbon neutrality through efficient energy and resource use and transitioning to zero carbon sources” to “Promote carbon neutrality through efficient energy and resource use and transitioning to zero carbon sources”</p>
108-109	<p>Does the impact of short-term rentals need to be considered in other land use categories outside of transition?</p> <p>Change on pages 108-109: Add paragraph short-term rentals under “New and Diverse Housing Options”</p> <p>STAFF PROPOSED: In 2021, the City updated the UDC requiring short-term rentals in residential zones be registered as the homeowner’s principal residence. The purpose of this regulation was to halt the conversion of homes into investment properties that would have the potential to take even more units off the market. Still, hundreds of homes in the City are used as short-term rentals that are reducing options for residents. Currently, the</p>

Page	Edit Made
	City is looking for tools to help monitor and identify short-term rentals. The findings can be used to determine how policy can be improved to meet our goals affordability through an expanded housing supply.
111	Add the language from page 135 about how a FLUM is flexible as a footnote beneath the map
111	Packard St at Stadium has gaps on the FLUM. Fixed to show transition
112-113	Under Transition / Preferred Building Form – Bullet 1, delete “high-rise if adjacent to Hub” and Bullet 2, delete “and taller more intense near Hubs.”
113	“Amend D-1, D-2, and TC-1.” Edited text: New mixed-use district that permits greater densities and land uses to mimic an urban downtown format with improved safety and functionality for nonmotorized users
115-116	115: Under Residential, rephrase – “Small-scale, approximately 3 and under” 116: In last bullet on the page, after add "maximum" before "building size"
138	Change implementation timeline to ongoing and/or adding more specificity to community land trust action item
158	Want to make the data available like a dashboard on the project page (hub) – metrics from the implementation matrix, and an annual progress report or some commitment to data accessibility (put in implementation matrix) Add this as an action to the implementation matrix under 12.2
167	Is “walkscore” a commonly used term? Add in the glossary that it is a Redfin subsidiary

Staff Supported Edits *(the page numbers refer to Draft 3)*

Page	Edit Made
Executive Summary - vi	Point people towards the research/data included in the Comp Plan (ex. “See page 14” or “See Appendix, Section 1”)
Executive Summary - vi	Second to last bullet point – replace “the world is [in a climate crisis]” with “that we are [in a climate crisis]”
5	For the yellow box “The CLUP aligns with these plans” - add years adopted for these 3 plans to align with the box above.

Page	Edit Made
5	<p>In the green box, change “Comprehensive Plan elements to be retained” to say, “The Comprehensive Plan will incorporate three existing plans:”</p> <p>In the yellow box, delete “Land Use” (which is consistent with the rest of the section) so the text reads “The Comprehensive Plan aligns with these existing plans:”</p>
18	<p>Proximity to amenities: “Access to essential destinations is crucial for quality of life, but communities of color are more likely to reside in neighborhoods with limited access to groceries, parks, and schools.” – people of color instead of communities of color</p>
35	<p>First bullet point in the “sustainable” green box. Edit to read: More affordable housing density and to support increased public transit, <u>allowing</u> access to daily needs with less car dependence</p>
36	<p>Fourth bullet point: A little clunky – support of up to 4 units...per building? In currently zoned SF areas? Can’t possibly mean in downtown too...can this be clarified?</p> <p>Edited text:73% of participants at events from 2023-2024 supported allowing up to four units citywide, including in areas currently zoned for single-family homes. Participants at later events were more hesitant of change in neighborhoods.</p>
60	<p>Under Strategy 1.1, 2nd para, revise last sentence to read: "The city will need to review and rewrite the zoning code and also streamline the development review process to support affordability goals, more easily develop “missing middle” housing, whose production has declined over the past decade. One way to do this is to encourage alternative approached to land use such as community land trusts.”</p>
60; implementation matrix	<p>STAFF: Goal 1.1 Edit beginning of sentence to “Change dimensional standards to allow for more density...”</p>
61	<p>Indicate which of the MAP Zoning Tools the city already uses Zoning Reform Toolkit Michigan Chapter of the American Planning Association (APA)15 Tools to Expand Housing Choice & Supply Zoning Districts (bolded to show what the city already does)</p> <ul style="list-style-type: none"> • Collapse Zone Districts • Rezone for Mixed-Use /Multifamily in Commercial Districts • Expand Allowable Uses • Performance Standards for Uses Form and Context • Reduce Minimum Lot Width and Area • Reduce or Eliminate Minimum Dwelling Unit Size • Reduce or Eliminate Minimum Parking Requirements

Page	Edit Made
	<ul style="list-style-type: none"> • Missing Middle Housing (Including ADUs) • Density / Height Bonuses • Processes • Eliminate or Reduce Elected Body Approval • Expand Administrative Review • Pre-approved Plans • More Flexible Approach to Nonconformities • Police Power Ordinances for Nuisance
63	Under 1.5 add “community before “land trusts” in second to last sentence.
62-64	<p>Under Strategy 2.1, add a 3rd paragraph that offers CLT’s as an approach to income-eligible affordable housing and homeownership that preserves affordability.</p> <p>1.2 “in addition to streamlining the development review process, the city needs to be willing to use available financial and other incentives to stimulate this type of construction, <i>and to support the efforts of nonprofit housing developers (e.g. mission-based affordable housing, land trusts, etc.)</i>”</p> <p>1.5 insert non-profit before “mission driven”?</p> <p>2.1 “work with non-profits and the county...”</p>
86	Add “The city has robust programs in place to conserve natural features during development and to increase overall tree canopy throughout the city. Under those programs, in some instances, development projects are modified to protect natural features, and in some instances natural features are removed to accommodate site development needs. When the loss of natural features is necessary, that loss is mitigated through site design features and new plantings, and the city’s tree canopy overall is being enhanced through the planting of new and mitigation trees.”
86	<p>Update header to read: "City Efforts to Protect Natural Features, Underway or Planned"</p> <p>Revise bullet #1, update to say: The 10,000 Tree Program, which has surpassed its distribution goal with 11,000 trees planted on private property to date.</p> <p>Revise bullet #10, update to say: The Greenbelt Millage, which protects surrounding farmland and the city’s water supply</p>
Throughout document (Goal 10)	Remove the term “critical” in reference to natural features.

Page	Edit Made
Throughout document (starting on p. 108)	STAFF: Start on this page but remove all reference to a “Future Land Use Plan”. Edit throughout to consistently use term “Future land Use Map”
110	Last paragraph should not say restrictions, because that’s regulatory. Edit to say “resulted in refined, or more detailed, recommendations.”
111	Change color for “residential or transition” districts on map to be more intuitive
112-113	Under Hub/Preferred Building Form; delete bullet point 4 ‘prefer active first floor uses’
113	Tapering for Transition should adjust short to tall based on distance to Residential, and tall to short based on distance to Hub. Page 118 contains better language on this. Edited to “Context-sensitive height (lower/smaller adjacent to Residential and taller more intense near Hubs)”
116	Removed the term “condo” to read “small multi-family building”
124	Move the spread “Future Land Use Methodology and Zoning Plan” up in this section Edited to the following order: land use approach, methodology, FLUM, future land use categories, Zoning Plan
127	Remove the portion of the line on the map where the Automated Transit System goes through the Arb
Implementation Matrix	Number the actions under each strategy
Housing Appendix	Move the housing research appendix link up in the document; appendix updated

Factual Edits (*the page numbers refer to Draft 3*)

Page	Edit Made
iv	STAFF: Add “former Chair” after Wonwoo Lee’s name
6	I still find the bold ALL CAPS very difficult to read. Can this please change to Title Case?
7	“acquisition” is misspelled
15	Blue text at bottom right, revise to say, “Ann Arbor’s current zoning ordinance, the UDC, has...”
22	The charts at the bottom should separate the “If A2 were 40% of the county...” numbers at the bottom, using a break, color, or italics. Some way of differentiating those numbers from the data.
35	Under “Sustainable,” third from the bottom, remove “Need for” so that it just reads, “Multimodal transportation and

Page	Edit Made
	<p>complete neighborhoods.”</p> <p>Bottom, re-word or remove “Concern about impact on affordability” (Suggested revision if you want to keep it: “Potential negative impacts on affordability.”</p>
61	Errant bolding for “Fewer”
103	“Existing City Program” since 2 are in this box, should be programs?
74	Change BIPOC reference to the Appendix (page 74)
154, Goal 11	“Guidance for private development as to how they integrate into the city’s SEU plans and where private development needs to carry the responsibility of clean energy on their own Developments”
163	Form-Based Code is missing a word. First sentence should read, “...relationship between building facades and <u>the public realm...</u> ”