

Subject: Twelve Reasons Why The Comprehensive Land Use Plan Absolutely Needs to Be Paused

From: Jeff Crockett

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To: Planning <Planning@a2gov.org>

Subject: Twelve Reasons Why The Comprehensive Land Use Plan Absolutely Needs to Be Paused

Attached to your Agenda packet is an email from Brett Lenart and Michelle Bennett, dated July 1, 2025, summarizing the input of over 400 Ann Arbor residents regarding the 2nd Draft of the Comprehensive Land Use Plan. Of the ten summaries, eight expressed concerns while only two expressed support. The areas of concern included:

- 1.
- 2.
3. Maintaining single-family zoning
- 4.
- 5.
- 6.
7. Lack of engagement
- 8.
- 9.
- 10.
11. The plan won't create affordable housing
- 12.
- 13.
- 14.
15. The plan doesn't address infrastructure needs
- 16.
- 17.
- 18.
19. Too development friendly
- 20.
- 21.
- 22.
23. Doesn't protect natural features
- 24.
- 25.
- 26.
27. Little data in the plan
- 28.
- 29.
- 30.
31. The plan designates land use incorrectly
- 32.

We would like to add four other areas of concern. They include:

- 1.
- 2.
3. Insufficient and misleading language concerning historic preservation
- 4.
- 5.
- 6.
7. No plan to support local, downtown businesses
- 8.
- 9.
- 10.
11. No plan to address the increased traffic congestion downtown that will result from increased
12. density and confusing bike lanes.
- 13.
- 14.
- 15.
16. No plan to address handicapped parking in the downtown area.
- 17.

If these twelve concerns are not addressed in the third draft of the CLUP, then the plan absolutely needs to be paused until they are addressed.

Regarding the recent loss of more downtown businesses, the apparent lack of engagement with downtown businesses by the city government is very disturbing. Plans are being made for a huge development on the Kline's Lot that will disrupt parking downtown for an indeterminate amount of time. That, combined with increased traffic congestion in the area, could easily result in the closing of more downtown businesses. The city government needs to reach out to the downtown businesses to determine what effect closing the Kline's Lot will have and what can be done to mitigate the impact before signing a sales agreement with a developer.

Regarding the assignment of transition districts, they should be along corridors only and not extend into neighborhoods. Finally, we offer the following wording for the historic preservation statement on P. 60. Thanks for your consideration, Jeff and Christine Crockett

"Historic district boundaries will be maintained, and development will continue to adhere to the existing standards and design guidelines approved by the Historic District Commission. The City's fifteen historic districts are legally protected with the purpose of preserving the city's buildings and places of cultural and historical significance for future generations, an outcome of decades of legislative actions by the city. To learn more about Historic Districts and Ann Arbor's past, take the Smart Tours on the Ann Arbor District Library website at <https://aadl.org/a2st> and visit Ann Arbor's Bicentennial website at <https://www.a2gov.org/ann-arbor-bicentennial/>."