

**Subject:** Form-based Zoning and 4-Story Residential - Public Communication Plan Draft  
**Attachments:** Smart Growth for a Thriving Community - Form-Based Code Frameworks.pdf

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**From:** Brian Chambers

**Sent:** Monday, March 24, 2025 2:36 PM

**To:** Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Stacey <Stacey@interface-studio.com>; jamie@interface-studio.com; Carolyn Lusch <carolyn.lusch@smithgroup.com>; Oliver Kiley <oliver.kiley@smithgroup.com>; Manor, Courtney <CManor@a2gov.org>

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**Subject:** Re: Form-based Zoning and 4-Story Residential - Public Communication Plan Draft

I meant to also provide a PDF, as not everyone may want to access a Google.doc

My conclusion:

Cities using form-based codes to allow four-story housing, while limiting lot consolidation in neighborhoods combine:

- Maximum lot sizes & mandatory lot splits
- FAR & unit caps to control density
- Context-sensitive height restrictions
- Parking & infrastructure constraints to discourage large-scale development

Brian

On Mon, Mar 24, 2025 at 1:59 PM Brian Chambers wrote:

Planning Commission, City Administrator Dohoney, Mayor, Council and Comprehensive Plan project leaders:

This email is to provide a potential communication to Ann Arbor residents regarding Form-based Zoning and the potential for 4-story residential structures based on it. There is neighborhood concern over the heights, but also the potential for developers and investors to aggregate multiple parcels for a larger overall facility.

See: [https://docs.google.com/document/d/1GQtnjc\\_N6zffVZt24fxfU3wP9HyRl9cd/edit?usp=drive\\_link&oid=107192480295005192650&rtpof=true&sd=true](https://docs.google.com/document/d/1GQtnjc_N6zffVZt24fxfU3wP9HyRl9cd/edit?usp=drive_link&oid=107192480295005192650&rtpof=true&sd=true)

The first page provides the overall descriptions of Form-based Zoning, and how it might be applied to Low Rise Residential that addresses some of the concerns that are getting amplified. The rest is for more internal consideration, as it may be more detail than necessary for general public use.

Obviously, if you consider using this framework, please verify and clean it up, as appropriate.

Brett, please share this with the Planning Commission.

I hope this is helpful to your purposes.

Brian