

From: Monica Hanna
To: Planning
Subject: regarding the comprehensive plan
Date: Sunday, October 5, 2025 5:15:29 PM

I know you are planning to vote (and approve the) comprehensive land use plan.

I believe there need to be more changes to this plan.

1. There are no provisions to make the builders/developers make their buildings affordable to renters, homeowners, or businesses.. Ann Arbor may be more expensive than other places. That is because people want to live here. More buildings do not make more affordability. It makes more money for builders. The goal of affordability is NOT addressed.
2. The planners think there will be huge growth in Ann Arbor but their numbers are not based on fact and are grossly rounded up. (you have gotten this information from many people by now)
3. Lack of provisions/ limits in the plan-
 - a. If you change all of the zoning to allow apartment complexes in a neighborhood, like mine.. There is no limit to height.. yeah yeah you limit the stories, but not how tall each story can be.. There needs to be a limit. If someone has solar, or a contract to get solar, is there any provision that it can't be blocked by the new building?
 - b. There is no provision to let the nearby homeowners know that this new complex will be put in/ old house knocked down. They have no recourse.
 - c. Ann Arbor has gotten rid of the requirement for parking. They said , "the board doesn't know what parking is needed. The builder will know.". Well.. Suppose the builder sees the street as a great place to park so they can make a larger building on the plot of land they are using.. Heck, the setbacks have been changed, so bigger is allowed. Where will three families park their 3-6 (or more) cars?
 - d. Ann Arbor is "Tree Town" - there are no provisions to make sure it stays that way, or gets better than it currently is. Sure, the nice power point/slide show presentation says it wants to do that.. But NO PROVISIONS. NO RULES mean it won't happen.

I have more problems with the plan, but feel you might not even read this far. I see lots of nifty ideas and fancy numbers in the plan. I don't see a lot of concrete numbers, limits, or real research. Take time to figure out what things really look like, and make a smaller, well-thought-out plan that is not so far-fetched.

Thank you,
Monica, Ann Arbor resident