

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 7, 2025

SUBJECT: Adoption Process Initiation: Ann Arbor Comprehensive Land Use Plan

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council authorize distribution of the City of Ann Arbor Comprehensive Land Use Plan, for review and comment to adjoining jurisdictions and stakeholders in accordance with MCL 125.3801, et. Seq., the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the motion to request that the Mayor and City Council authorize distribution of the City of Ann Arbor Comprehensive Land Use Plan for review and comment to adjoining jurisdictions and stakeholders as required by state law.

STAFF REPORT

In addition to the City's desire to solicit input and feedback, the Michigan Planning Enabling Act requires adjoining jurisdictions and other stakeholders to have an opportunity to provide comment on draft plans prior to their adoption. All comments are advisory only, but modifications to the plan can be made in response, as desired by the City. After comments have been received, the City Planning Commission is required to hold a public hearing, prior to recommending approval of the plan. Finally, the plan will be reviewed by City Council for adoption.

In 2023, the City began the process of drafting a Comprehensive Land Use Plan. This process has included feedback from the public, subject matter experts, the Steering Committee, the Planning Commission, and City Council. Foundational to the plan was City Council's initial resolution stating that the Plan achieves the following:

1. Implement portions of the A²ZERO Plan when related to land use and development
2. Recommend how to increase residential density
3. Recommend how to promote fewer zoning districts that are more flexible and adaptable over time
4. Emphasize values over specified land uses
5. Recommend policies that undo or seek to repair exclusionary land use policies and regulations

The Plan's core values are to be a city that is more affordable, sustainable, equitable, and dynamic by 2050.

These strategies are aligned with a timeline for consideration, lead agencies/partners poised to undertake the work, and measures of success.

Prepared by Brett Lenart, Planning Manager