Legislation Text

File #: 25-1744, **Version:** 1

Resolution to Approve the Distribution of the Proposed Ann Arbor Comprehensive Land Use Plan (CPC Recommendation: Approved - 8 Ayes and 0 Nays)
This resolution approves distribution of the proposed Ann Arbor Comprehensive Land Use Plan ("Proposed Comprehensive Plan" or "Plan"). The Plan has been developed with extensive public and stakeholder input and provides 12 Goals to achieve a City that is more Affordable, Sustainable, Equitable, and Dynamic by 2050.

At the outset of this planning effort, the City Council asked the Planning Commission and project team to consider several key components:

Carefully consider and implement those portions of the A2Zero Living Carbon Neutrality Plan applicable to land use and development activity in the City

In addition to the goals from the A2Zero Live Carbon Neutrality Plan such as resiliency planning and carbon neutrality brought explicitly into the City's land use policy guide, the Proposed Comprehensive Plan's emphasis on increasing density throughout the City will enable more options for living, transportation, and access to service options to reduce the community's carbon footprint.

In the context of a largely developed City, make recommendations for adding new homes and densification in single-family zoned areas, and other areas and zoning districts

The Plan identifies that large areas of the City are currently limited to single-family use only. Residential density was one the most discussed components of this Plan during the engagement and review process. The Plan establishes a new baseline of triplexes (i.e. three-unit buildings) as a starting point for residential land use categories, with the goal of providing incremental housing densification in our long-established City, in addition to increased residential density along our corridors and hub category.

Develop recommendations and policies that promote fewer zoning districts or categories and contain more flexibility for re-use and adaptability over time

The Plan's future land use map simplifies the four existing land use maps of the City into a single reference map which identifies three primary land use categories and delineates publicly owned and University areas. Implementation of new zoning regulations to advance this Plan will evolve from these more expansive and flexible land use categories to achieve the adaptability desired.

A proposed land use framework that seeks to emphasize values over specified land use limitations where possible

The Proposed Comprehensive Plan emphasizes the values of affordability, sustainability, equity, and dynamicity, providing criteria for the City to approach the policy decisions of today and tomorrow.

The four core values are presented on the cover page of each goal area to reinforce their connection. The Plan furthers this by identifying land use areas broadly, recognizing that ultimate decisions and adjustments will benefit from additional details and context of the areas in question.

Recommendations and policies that seek to repair past land use policies and regulations that resulted in exclusion of people based on race, income or other characteristics and other inequities

The Plan seeks to simplify and broadly apply regulations for shared applicability across the City, with the desired outcome to integrate land uses that help to override the history of segregating people by land use. Specifically, the Plan explicitly calls to expand housing accessibility for all income levels and recognizes that economic growth in the City should be inclusive of a wide range of entrepreneurial support.

The distribution of the Proposed Comprehensive Plan will provide stakeholders with a 63-day review and comment period prior to the Planning Commission's public hearing. Following the public hearing and approval, the final version of the Plan will be submitted to City Council for approval or rejection.

Attachments:	Draft Ann Arbor Comprehensive Plan
	Draft Ann Arbor Comprehensive Plan Appendix
	Distribution Staff Memo
Prepared by:	Michelle Bennett, Principal Planner
	Brett Lenart, Planning Manager
Reviewed by:	Derek Delacourt, Community Services Area Administrator
Approved by:	Milton Dohoney Jr., City Administrator

Whereas, The Ann Arbor City Planning Commission has requested that City Council approve distribution of the proposed City of Ann Arbor Comprehensive Land Use Plan ("Proposed Comprehensive Plan") for review and comment by the entities required under Article III of the Michigan Planning Enabling Act (MPEA), MCL 125.3831 *et seq.*;

Whereas, Following the distribution of the Proposed Comprehensive Plan the relevant entities will have 63 days to provide comment; and

Whereas, The MPEA requires the City Planning Commission to hold a public hearing on the Proposed Comprehensive Plan after the expiration of the 63-day comment period and prior to the Planning Commission's final vote of approval, after which the City Council shall approve or reject the Proposed Comprehensive Plan;

RESOLVED, That City Council approves distribution of the Proposed Comprehensive Plan in accordance with the MPEA, and directs City staff to notify the secretary of the Planning Commission; and

RESOLVED, That following future approval by the Planning Commission, City Council shall approve or reject the Ann Arbor Comprehensive Land Use Plan consistent with Chapter 8, Section 1:183(4) of Ann Arbor City Code and Article III of the MPEA.