

MEMORANDUM

TO: Planning Commission

FROM: Brett Lenart, Planning Manager
Michelle Bennett, Senior Planner

DATE: July 1, 2025

SUBJECT: Planning Commissioner Summary of Comments: Second Round of Edits for the Draft Comprehensive Land Use Plan

Between January and May, 2025 the Planning Commission received over 400 emails from the public regarding the first draft Comprehensive Land Use Plan. City staff read through all of them and have summarized some of the most common areas of concern and support for the plan.

Maintain Single-Family Zoning: Residents want to preserve the character of their single-family neighborhoods. They are specifically opposed to height increases and setback reductions. Some are opposed to the nuisance denser units would provide in terms of on street parking, and enjoyment of their property in a quiet setting.

Prioritize Housing Growth: Residents generally support the idea that providing more housing stock will alleviate housing shortages and stabilize housing costs. There is a general sense that with residential density comes many other benefits like local commerce and increased walkability and transit access.

Lack of Engagement: Residents feel there was inadequate communication about the CLUP process and that there should be more in-person engagement, a statistical survey, a postcard mailed to their home, or a vote on the plan, among other suggestions.

Plan Won't Create Affordable Housing: Residents feel that all new development in Ann Arbor is expensive, luxury housing catered to wealthy households and developers. Despite city efforts, the city has always been expensive.

Plan Doesn't Address Infrastructure Needs: Residents are concerned about the capacity of current infrastructure systems to handle increased stormwater, water, sewer gas, electricity, and snow removal needs if there are more households to serve. Some believe to pay for upgrades will increase their already high taxes.

Too Development Friendly: Residents feel the plan is too welcoming to new development due to proposed zoning changes regarding height requirements, setbacks,

and open space requirements. This is believed to be a giveaway to the developer community.

Doesn't Protect Natural Features: Residents are concerned that open space and natural features will be compromised to make room for development. Tree canopy is of high concern.

Support Density of People: Residents welcome more neighbors for a variety of reasons, including preventing sprawl, reducing vehicle miles traveled, increasing tax base, allowing people to live near daily needs, and achieving A2Zero goals.

Little Data in Plan: Residents feel that there is insufficient data to support some of the claims or that data exists that directly contradicts claims made, specifically regarding how allowing more housing will make housing more affordable.

Draft Plan Designates Land Use Incorrectly: Residents are opposed to how the plan lays out future land use, specifically regarding where density is added, or when mixed-use/commercial is proposed in current single-family zones. Please note, many of these comments were calling for more density, and felt this plan did not go far enough to address the housing crisis.