



# City of Plymouth Planning Commission Sub-Committee Meeting Agenda

Monday, July 28, 2025 – 12:00 p.m.  
City Hall Conference Room

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234

1. CALL TO ORDER
  - a. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
  - a. Approval of the July 14, 2025 meeting minutes
4. MSHDA GRANT DISCUSSION
5. ADJOURNMENT

*Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.*

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to [clerk@plymouthmi.gov](mailto:clerk@plymouthmi.gov).

# City of Plymouth Strategic Plan 2022-2026

## GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

### OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35<sup>th</sup> District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

## GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

### OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

## GOAL AREA THREE - COMMUNITY CONNECTIVITY

### OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

## GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

### OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

### 2025 Planning Commission Goals

1. Adopt the master plan
2. Complete “quick” zoning ordinance amendments (zoning audit)
3. Complete the multi-family/housing ordinance amendments (MSHDA Grant)
4. Work toward completing a residential compatibility ordinance

Approved MSHDA Grant activities:

## Program Description

The City of Plymouth will update its Master Plan and relevant zoning ordinances. The Master Plan updates include: determining the existing and desired multi-family building types that work best in the existing context of the city, designing future land use regulations based on analyzing those results, and deciding the appropriate densities and building form.

Zoning ordinance updates include expanding the RT-1 zoning district to allow triplexes as a principal permitted use, or creating a RT-2 zoning district that allows a breadth of “missing middle” housing. The City of Plymouth will also clarify minimum lot sizes and maximum densities, and eliminate formulas based on the number of rooms used in areas with multi-family districts. New allowances will also be implemented. Examples include allowing smaller than 60-foot wide lots to continue when underlying plat and existing pattern of residential development supports it, and allowing detached accessory dwelling units in strategic locations. Another zoning update is creating a low density single-family zoning district with the appropriate lot width and size to protect the character of those neighborhoods planned for single-family low density. Finally, the City of Plymouth will update multi-family zoning districts to match density and housing types with the Master Plan.

## Please describe how the completed activity will increase housing supply and affordability:

Outlining specific characteristics of multi-family housing options in the Master Plan will direct zoning amendments. Updating RT-1 increases the likelihood that two- or three-family housing will be constructed in locations where single-family redevelopment is occurring more frequently. Eliminating density formulas based on the number of rooms will allow greater housing density to be constructed and increases the permitted number of bedrooms per unit. Reducing lot sizes to match the original plat allows smaller, more affordable homes to be built. Accessory dwelling units increase the number of housing units available within the city for multi-generational and workforce housing. Retaining existing housing units in low-density single-family neighborhoods minimizes expensive, large-scale infill development.

## **Recommendations from the Zoning Audit:**

In the next Zoning Ordinance update, consider expanding the RT-1 zoning district to allow triplexes as a principal permitted use or creating a RT-2 zoning district that allows a breadth of “missing middle” housing. Maximum densities should be clear and not use formulas (i.e., number of rooms based on site area) for a baseline.

In the next Zoning Ordinance update, the minimum lot size and maximum density should be clear, without formulas to determine a baseline. Those formulas could be used for exceptions if it were needed. Form-based regulations could eliminate the need for the sliding scales currently used.

The R-1 Zoning District has various lot widths, ranging from 40 feet to 120 feet. The R-1 Zoning District currently requires a minimum of 60 feet in lot width and 7,200 square feet in lot area. When larger parcels are redeveloped or transitioned to single-family that are adjacent to existing neighborhoods with non-conforming lot sizes, the current regulations do not allow for the continuation of the existing pattern. In the next Master Plan update, the Planning Commission may want to identify those areas where this mismatch could potentially occur and plan for either a form-based approach or a new single family residential zoning district. Ultimately, the zoning would be changed to allow for smaller than 60-foot wide lots to continue the existing pattern of residential development.

Change the regulations in footnotes (c), (d), (e), and (l) for multiple-family uses based on the design that has best worked in the City. Consider moving these out of the Schedule of Regulations to a more visible place. If using a form-based approach, a building form for townhouses and multiple-family buildings should be developed.

Consider using a build-to line for streets or blocks, rather than the averaging in footnote (o). The creation of those build-to lines would be time-intensive. Since the front yard averaging has worked well in neighborhoods, the build-to line may not be appropriate in the R-1 zoning district.

Allowing payment in lieu of parking available in all districts.

Allow the Planning Commission to waive or reduce parking requirements in all districts.

## **MSHDA Grant Sub-Committee Priorities**

1. Formulas
2. Residential compatibility
3. Platting



# **Plymouth Planning Commission Sub-Committee Meeting Minutes Monday, July 14, 2025 - 11:30 a.m. Plymouth City Hall 201 S. Main**

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City of Plymouth  
Plymouth, Michigan 48170-1637

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
734-453-1234

## **1. CALL TO ORDER**

Chair Saraswat called the meeting to order at 11:45 a.m.

Present: Commissioners Sidney Filippis, Zachary Funk (arrived at 11:50 a.m.), Joe Hawthorne

Also present: Planning and Community Development Director Greta Bolhuis

## **2. CITIZENS COMMENTS**

There were no citizen comments

## **3. MSHDA GRANT DISCUSSION**

The sub-committee discussed the following matters:

- Other communities' density calculations
- Allowing double lots as multi-family ready up to 4 units
- Professional organizations that understand and suggest density calculations. The Congress for New Urbanism (CNU) was discussed.
- Desire to start with overarching guiding principles
- The struggle to understand and visualize units per acre
- CNU suggests a density of 50-100 units per acre for urban core zones.
- What is the city's current density? Bolhuis has density data for multi-family and will bring it to the next meeting.

## **4. ADJOURNMENT**

Hawthorne offered a motion, seconded by Funk, to adjourn the meeting at 12:35 p.m.

There was a voice vote

**MOTION PASSED UNANIMOUSLY**



# GET HOUSING READY GUIDE

# GET HOUSING READY GUIDE

This Get Housing Ready Guide has been developed by the Michigan State Housing Development Authority (MSHDA) to help local and regional leaders identify actionable strategies that can make their communities more attractive to housing developers. The intent is to offer a menu of practical ideas that local governments can consider to reduce barriers, streamline processes, and proactively support housing growth.

This guide is a suggested starting point, not a prescriptive checklist. It presents a range of policy reforms, process improvements, financial tools, and public engagement strategies that have been effective in communities across the state and nation. Local leaders are encouraged to build upon these ideas, tailor them to local needs, and explore additional innovative approaches as part of their housing readiness efforts.

By taking intentional steps toward becoming more development-friendly, municipalities can better attract the investment needed to expand housing options, support economic growth, and ensure that homes are available and affordable for residents across all income levels.



## I. PROPERTY INVENTORY AND TRANSPARENCY

### 1. Maintain a Development-Ready Property List

Keep an up-to-date inventory of sites suitable for single-family and multifamily development.

Purpose:

- Promote investment
- Support transparency
- Facilitate matchmaking between developers and community assets



## II. EXPANDING HOUSING OPTIONS THROUGH POLICY AND ZONING REFORM

### 1. Allow Single-Family Home Conversions

Simplify zoning codes to permit conversions of single-family homes into duplexes or triplexes without burdensome approvals.

Steps:

- Amend zoning codes
- Adjust permitting procedures
- Communicate changes to homeowners and builders

### 2. Permit Backyard Cottages/Accessory Dwelling Units (ADUs)

Enable homeowners to add ADUs in all residential zones to support multigenerational living and rental options.

Steps:

- Amend zoning codes and establish design guidelines
- Simplify permitting
- Educate homeowners

### 3. Legalize Starter Homes

Remove restrictions on smaller (400–800 sq. ft.), affordable homes for first-time buyers and downsizers.

Steps:

- Amend zoning codes
- Create supportive design standards
- Streamline approvals
- Provide public education

### 4. Eliminate Minimum Lot Size Requirements

Encourage more efficient land use and affordability by removing outdated minimum lot size mandates.

Steps:

- Revise zoning
- Simplify subdivision procedures
- Inform community members

### 5. Repeal Parking Mandates

Reduce costs and allow developers flexibility by eliminating rigid off-street parking requirements.

Steps:

- Update zoning language
- Clarify regulations
- Communicate updates clearly

### 6. Encourage Diverse Housing Types

Promote mixed-use, energy-efficient, and workforce housing through incentives and zoning flexibility.





## III. FINANCIAL TOOLS AND INCENTIVES

### 1. **Automatic PILOT (Payment in Lieu of Taxes) Ordinance for Affordable Housing**

Offer predictable property tax relief for projects with significant affordable housing components.

Key Features:

- Projects with 50%+ affordable units qualify
- PILOT starts at 10% of assessed value and increases over 20 years
- Automatic approval by the housing authority
- Annual compliance reporting required
- Duration up to 30 years

### 2. **Housing TIF (Tax Increment Financing)**

Use Housing TIF to support redevelopment, especially for brownfield and mixed-income projects.

Municipal Responsibilities:

- Understand the cost, complexity, and lender limitations of Housing TIF
- Train staff on for-sale TIF challenges
- Ensure projects are shovel-ready to access incentives

### 3. **Administer CDBG Grants**

Use Community Development Block Grants (CDBG) to support housing development, homeowner repairs, and infrastructure.

Steps:

- Educate the community on the benefits
- Outline transparent application and allocation processes
- Address concerns around compliance and management

### 4. **Establish Housing and Brownfield Redevelopment Authorities (BRA)**

Support long-term site planning and access to funding by establishing a BRA.

Actions:

- Work with Michigan Department of Environment, Great Lakes and Energy on environmental assessments
- Emphasize community engagement and transparency
- Share success stories from similar projects

### 5. **Flexible Local and Regional Housing Funds**

Partner with philanthropic and impact investors to establish more responsive housing finance tools.



## IV. BUILDING PUBLIC AND POLITICAL SUPPORT

### 1. Tell the Story of Diverse Housing

Show how diversified housing supports local economies and the local workforce, including teachers, healthcare workers, and municipal employees.

Tactics:

- Use storytelling and case studies
- Frame housing as critical infrastructure
- For the public, municipalities and developers
- Example: What is workforce housing, who lives there, why do we need it

### 2. Prioritize Housing-Ready Sites

Incorporate housing into master plans and prioritize sites for quick activation, like those certified by the Michigan Economic Development Corporation (MEDC) as Redevelopment Ready Communities (RRC).

### 3. Champion Public-Private Partnerships (PPPs)

Support true collaboration between municipalities and developers. Reduce barriers such as excessive fees, engineering costs, and redundant reviews.



## V. EDUCATING MUNICIPALITIES ON DEVELOPMENT REALITIES

### 1. Understand Development Timelines

Housing projects can take 4–10 months just to close due to incentives and lender underwriting.

Actions:

- Educate officials and the public on realistic expectations
- Support developers in pre-incentive preparation

### 2. Recognize Financing and Underwriting Complexities

Municipalities should understand:

- Low-Income Housing Tax Credit (LIHTC) eligibility, scoring, and design requirements
- Area Median Income (AMI) impacts on rent/sale rates
- How lender underwriting drives design, schedules, and feasibility
- The need to parcelize duplexes for financing eligibility

### 3. Market Studies and Absorption Rates

Understand how demand affects feasibility and timelines. Delays in absorption can impact financing and construction pace.



## VI. STREAMLINING APPROVAL, ENGINEERING, AND UTILITIES

### 1. Streamline the Site Plan Review and Approval Process

Ensure quick and predictable approvals for all housing types, particularly missing middle and ADU projects.

Steps:

- Test real applications and identify bottlenecks
- Implement administrative approvals for post-plan stages (e.g., site condo or parcelization)
- Eliminate excessive reviews
  - Cap the numbers of reviews – time is money for developers
  - Cap the fees for reviews – especially third-party reviews

### 2. Early Utility Coordination

Engage utility providers early in the development process to prevent delays and reduce risk.

Municipal Action:

- Facilitate working sessions with developers and utility companies
- Build timelines that reflect realistic utility coordination

### 3. Simplify Fees and Inspections

Streamline administrative procedures related to bonding, permit, tap, and inspection fees.

Steps:

- Create transparent, consistent fee schedules
- Offer clear inspection timelines and protocols

Complex Name (If Known)	Zoning	Address	Lot Area in		# of Units	Density
			Sq. Ft	Acreage		
Pulte Homes	PUD	100 S Mill	207388.38	4.76	29	6.09
	RM-1	263 S UNION	29013.1	0.67	5	7.5
Townes at Mill	PUD	200 S Mill	434111.02	9.97	76	7.62
	R-1	156 N HOLBROOK	16442.2	0.38	3	7.9
	RM-1	195 S MILL	15636.3	0.36	3	8.4
	PUD	803 Deer Ct	191428.94	4.39	37	8.43
The Meadows	RM-1	167 S UNION	14708.1	0.34	3	8.9
	RM-1	173 S UNION	16043.7	0.37	4	10.9
	RM-1	283 E ANN ARBOR TRL	15948.7	0.37	4	10.9
	R-1	1017 N HOLBROOK	11770.4	0.27	3	11.1
	MU	822 N MILL	11325.6	0.26	3	11.5
	R-1	777 KARMADA	14999.5	0.34	4	11.6
	MU	487 N MILL	14932.2	0.34	4	11.7
	R-1	1010 N MILL	7508.5	0.17	2	11.76
Old Village Townhomes	RM-1	400 PLYMOUTH RD	14384.5	0.33	4	12.1
	RT-1	486 HAMILTON	10302.8	0.24	3	12.7
Arbor Trails	PUD	483 Maria	67413.88	1.55	20	12.9
Jewell Maple	PUD	686 Maple	33644.34	0.77	10	12.99
	RM-1	315 N MILL	9887.4	0.23	3	13.2
	RM-1	233 S UNION	9860.9	0.23	3	13.3
	I-1	802 N SHELDON	13068.0	0.30	4	13.3
	PUD	1699 Cassady Pl	101063.17	2.32	31	13.36
Cassady Place	RM-1	1224 JUNCTION	9599.7	0.22	3	13.6
	RM-1	100 ROSE	22029.3	0.51	7	13.8
	O-1	605 S HARVEY	6291.4	0.14	2	13.8
	RT-1	231 W SPRING	12400.0	0.28	4	14.1
	MU	455 N MILL	9279.3	0.21	3	14.1
	RM-2	700 YORK	61633.0	1.41	20	14.1
	RM-1	1199 S Sheldon	307347.94	7.06	100	14.16
Crestwood	RM-1	303 W ANN ARBOR TRL	12234.8	0.28	4	14.2
	RM-2	681 DEER	9095.1	0.21	3	14.4
	R-1	700 KARMADA	24149.3	0.55	8	14.4
	RM-1	141 River Oaks	71924.76	1.65	24	14.55
River Oaks Village	RM-1	500 Ford	95306.21	2.19	32	14.61
Willowbrook	RM-1	300 E LIBERTY	47317.7	1.09	16	14.7
	RM-1	157 N MILL	8823.1	0.20	3	14.8
Plymouth Trail	RM-1	330 W Ann Arbor Tr	90827.91	2.09	31	14.83
	RT-1	650 FOREST	11667.9	0.27	4	14.9
	B-2	580 DEER	11555.4	0.27	4	15.1
	RM-1	330 N Mill	23091.65	0.53	8	15.09
Mill Towne Square	RM-1	892 BYRON	22759.7	0.52	8	15.3
	RM-1	1412 McKinley	16974.97	0.39	6	15.38
Tonquish	R-1	556 FAIRGROUND	8395.6	0.19	3	15.6
Plymouth Park West	RM-2	699 Deer	69451.75	1.59	25	15.72
	RM-1	262 W LIBERTY	11038.8	0.25	4	15.8
	RM-1	1361 S HARVEY	21827.7	0.50	8	16.0
	RM-1	308 E Ann Arbor Tr	11017.17	0.25	4	16
Trails End						

Complex Name (If Known)	Zoning	Address	Lot Area in		# of Units	Density
			Sq. Ft	Acreage		
Home on the Trail	PUD	992 N HOLBROOK	16330.1	0.37	6	16.0
	RM-1	259 E ANN ARBOR TRL	8136.2	0.19	3	16.1
	RM-1	1600 N TERRITORIAL RD	101629.5	2.33	38	16.3
	RM-1	221 E Ann Arbor Tr	21520.71	0.49	8	16.33
	RT-1	480 MAPLE	7969.9	0.18	3	16.4
	RM-1	725 COOLIDGE	63138.7	1.45	24	16.6
Royal York of Plymouth	R-1	217 HAMILTON	7640.3	0.18	3	17.1
	RM-2	1060 York	27814.05	0.64	11	17.19
	RM-1	1401 SHELDON RD	179627.0	4.12	72	17.5
	RM-1	104 N MILL	14854.8	0.34	6	17.6
	RM-1	355 W ANN ARBOR TRL	9857.1	0.23	4	17.7
	RM-1	230 PLYMOUTH RD	38900.7	0.89	16	17.9
	RM-1	160 AMELIA	9649.2	0.22	4	18.1
Penny Fleury	RM-1	1236 JUNCTION	9599.6	0.22	4	18.2
	B-2	598 S Main	9480.6	0.22	4	18.18
	RM-1	305 ROE	11955.2	0.27	5	18.2
	RM-1	346 ROE	7115.9	0.16	3	18.4
	RM-1	336 ROE	7115.9	0.16	3	18.4
	RM-1	306 ROE	7115.9	0.16	3	18.4
	RM-1	326 ROE	7115.9	0.16	3	18.4
	RM-1	316 ROE	7115.9	0.16	3	18.4
	RM-1	793 VIRGINIA	6999.9	0.16	3	18.7
	RM-1	246 & 264 W ANN ARBOR TRL	34966.5	0.80	15	18.7
	MU	876 N MILL	6969.6	0.16	3	18.8
	B-1	906 S MAIN	6969.6	0.16	3	18.8
	PUD	301-311 Plymouth Rd	217266.5	4.99	94	18.8
	R-1	105 N UNION	6785.9	0.16	3	19.3
Yorktowne Condos	R-1	189 S UNION	6746.3	0.15	3	19.4
	RM-1	1352 DEWEY	17924.4	0.41	8	19.4
	RM-1	234 W ANN ARBOR TRL	11075.9	0.25	5	19.7
	PUD	764 York	44036.45	1.01	20	19.8
	RM-1	347 FARMER	8712.0	0.20	4	20.0
Plymouth Square	RM-1	1450 W Ann Arbor Rd	73828.61	1.69	34	20.12
	RT-1	711 STARKWEATHER	10675.0	0.25	5	20.4
	RM-1	1460 JUNCTION	6399.8	0.15	3	20.4
	RM-1	1370 JUNCTION	6399.8	0.15	3	20.4
	RM-1	1440 JUNCTION	6399.7	0.15	3	20.4
	RT-1	843 STARKWEATHER	8526.6	0.20	4	20.4
	R-1	196 HAMILTON	6136.2	0.14	3	21.3
Carriage Court	R-1	267 BLANCHE	8169.5	0.19	4	21.3
	RM-1	379 Hamilton	20168.09	0.46	10	21.74
	RM-1	841 IRVIN	5999.8	0.14	3	21.8
	R-1	139 E PEARL	5905.5	0.14	3	22.1
	MU	1135 STARKWEATHER	7655.6	0.18	4	22.8
	RM-1	1142 BYRON	15300.0	0.35	8	22.8
	RM-1	272 W LIBERTY	11459.8	0.26	6	22.8
	RT-1	877 STARKWEATHER	9450.0	0.22	5	23.0

Complex Name (If Known)	Zoning	Address	Lot Area in		# of Units	Density
			Sq. Ft	Acreage		
Hamilton Gardens Pinewood Village	RM-1	1280 DEWEY	11146.7	0.26	6	23.4
	RM-1	736 CHURCH	11117.9	0.26	6	23.5
	RM-1	705 N HOLBROOK	10981.3	0.25	6	23.8
	RM-1	1480 JUNCTION	5484.5	0.13	3	23.8
	PUD	300 Hamilton	49113.28	1.13	27	23.89
	RM-2	100 Pinewood	218531.77	5.02	120	23.9
	MU	1027 STARKWEATHER	14519.2	0.33	8	24.0
	MU	1009 STARKWEATHER	10806.9	0.25	6	24.2
	RM-1	1098 BYRON	14400.0	0.33	8	24.2
	B-3	545 W ANN ARBOR TRL	10704.7	0.25	6	24.4
Daisy Square Midtown of Plymouth	RM-1	1300 DEWEY	24453.4	0.56	14	24.9
	RM-1	220 E ANN ARBOR TRL	6969.6	0.16	4	25.0
	PUD	399 Red Ryder	228136.64	5.24	131	25
	RM-2	770 Deer	40014.33	0.92	23	25
	B-2	896 PENNIMAN	10281.2	0.24	6	25.4
	RM-1	241 E LIBERTY	13380.9	0.31	8	26.0
	RM-1	724 S MILL	119580.6	2.75	72	26.2
	RM-1	318 BLANCHE	6600.0	0.15	4	26.4
	RM-1	1056 BYRON	13200.0	0.30	8	26.4
	B-2	471 S MAIN	25264.8	0.58	16	27.6
	B-1	875 WING	9147.6	0.21	6	28.6
Daisy Square Lofts	RM-1	303 ROE	27298.9	0.63	18	28.7
	RM-1	1365 MCKINLEY	12120.0	0.28	8	28.8
	R-1	743 BLUNK	5999.6	0.14	4	29.0
	B-3	565 W ANN ARBOR TRL	8276.4	0.19	6	31.6
	MU	512 N MILL	5365.1	0.12	4	32.5
	O-1	218 S HARVEY	5227.2	0.12	4	33.3
	RM-1	301 BLANCHE	22178.4	0.51	17	33.4
	PUD	101 S Union	88212.2	2.03	69	33.99
	RM-1	300 N MILL	22474.7	0.52	18	34.9
	MU	941 STARKWEATHER	6502.8	0.15	6	40.2
	RT-1	555 STARKWEATHER	6600.6	0.15	7	46.2
	RM-2	1160 SHERIDAN	97574.4	2.24	104	46.4
Parkside	RM-1	369 W ANN ARBOR TRL	12632.4	0.29	21	72.4
	B-2	730 Penniman	10174.55	0.23	18	78.26
	B-2	819 PENNIMAN	2613.6	0.06	5	83.3
Penniman Place	B-2	855 Penniman	2419.61	0.06	8	133.33
Mayflower Condo	B-2	801 W Ann Arbor Tr		0	11	#DIV/0!

Blue = Mixed use/second floor and above

Orange = Duplexes

Unsure how many units are residential

#### Master Plan Densities

Mean	21.52 SF Res	Six to Nine
Median	18.36 SF Res Suburb	Two to Five
Mode	25 MF Res Res Adj	Six to Twelve
	MF Res Com Adj	Twelve to Eighteen
	MF Neighbor	Eighteen to Twenty-seven