

From: Libby Benton

Sent: Tuesday, February 21, 2023 10:50 PM

To: Planning <Planning@a2gov.org>

Subject: Please deny special use exception for UMCU drive through

Dear Planning Commission,

I am writing to request that you deny the University of Michigan Credit Union's special use exception request for a three-lane drive-thru bank.

I live at 2359 Prairie Street, just up the street from this proposed location. I have two young children, ages 2 and 6, and we are members of the OHAC pool directly across from this location.

I would like to respectfully disagree with the city staff's conclusion that the drive thru will not "adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections," and will not "be detrimental to the use, peaceful enjoyment, economic value or Development of neighboring property, or the neighborhood area in general."

The staff's conclusions and recommendations do not reflect an understanding of the current character of our neighborhood, nor do they align with the City's plans for this neighborhood, particularly the City's vision for zero traffic fatalities and 20-minute neighborhoods memorialized in its June 2021 [transportation plan](#).

First, the transportation plan identifies Plymouth Road as the corridor in the City with the highest number of traffic fatalities and severe injuries (p. 29) and identifies Plymouth Road and Prairie Street as a priority location for a new uncontrolled crosswalk (p. 57), indicating an existing concern about pedestrian safety at this intersection. Adding more drive-thrus on Plymouth Road and at this location in particular will make this corridor less safe, especially for bikers and walkers. Drive-thru users are less likely to be alert and familiar with driving in an area with many bikers and walkers (see this [webpage](#) for supporting studies). Notably, while there are other drive-thrus with entrances off Plymouth Road, this is the only drive-thru along this corridor that would have its entrance off a residential street. As a result, the special use exception should be denied because approving the drive-thru, as opposed to a non-drive thru office use, will adversely affect pedestrians and bicyclists and directly contradicts the City's efforts to reduce fatalities and severe injuries along this corridor and at this specific intersection.

Second, allowing a drive-thru bank at this location runs counter to the City's plan to create 20-minute neighborhoods, as detailed in its transportation plan (p. 107) and in doing so will be detrimental to the peaceful enjoyment and economic value of our neighborhood. Our neighborhood is one of the rare neighborhoods in the city (and really the state) where residents can walk to almost everything they need-- schools, grocery stores, pharmacies, etc. When homes are listed for sale or apartments are listed for rent in our neighborhood, the listings highlight these walkable and bikeable amenities. My family and many of the other young families who have recently moved here chose this neighborhood for this very reason. As shown in its transportation plan, the City's vision is to expand and enhance neighborhoods like these. Approving a drive-thru at this location runs directly counter to the current and future character of our neighborhood, undercutting its unique value.

Thank you for your consideration,

Libby Benton
2359 Prairie Street