
2250 Saline-Ann Arbor Road development

3 messages

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Matt, please pass this email along to the appropriate planning commission, planning department, city council personnel.

I have several concerns about the proposed development of 2250 Saline-Ann Arbor Road.

A large, multi-family condo is being suggested for an area designated for single-family units on the city's master plan. The neighborhood was expecting and would welcome a Lambeth Drive cul-de-sac of single-family homes with similar quality of construction and style that is compatible with the current homes in the Lansdowne subdivision.

What has been proposed is very different--75 units with one to three bedrooms and a conspicuously large parking area indicating a very high density for the site way beyond the needs of an active-adult community. The large amount of parking was already cited as a concern in the review documents (Planning & Development Services-May 9, 2014). It is very difficult to obtain the "adult only" designation and the developer could be hedging his bets to be prepared for young adults who save on rent by allowing two people to share each bedroom. This may be good development planning in a college community but it is a very bad prospect for the existing homeowners in the area.

To make matters worse the proposed plan has requested to be able to create a direct connection between Saline-Ann Arbor Road and Lambeth Drive and the Lansdowne subdivision. This connection has not been allowed in the 45 years that the area has been heavily settled. Brookdale Senior Living, Village Oaks, and Meadowbrook Village do not make this connection and neither should this development.

Representatives of J Bradley Moore and Associates have stated at the community meetings that the developer has been encouraged to include two entrance/exits for emergency vehicle access. Two entrances is neither the policy for the city for a project of this size as the Fire Prevention Division's assessment of the project dated May 9, 2014 specifically states nor the practice in the area. It is especially important to note that Brookdale Senior Living does not have two exits. If the Mirafzali Family LLC would like to provide this safety enhancement it has the ownership of at least three properties in the immediate area and with some negotiation with Brookdale a second access could be provided onto Scio Church Road. If safety or emergency access were really the issue then the nursing home would probably welcome the chance to provide it.

But it is also apparent that this access is not being considered just for emergencies. Patrick Cawley's public services report to the Matt Kowalski dated May 9, 2014 mentions up to 50 peak hour trips! Installing a gate and calling it limited access does not change the fact that it is a connection. "Limited Access" becomes open access with passwords allowing a high volume of traffic to enter and exit into a neighborhood specifically designed with meandering roads, dead-ends, and only Scio Church Road exits to discourage motor traffic speed and use as a cut through. These calming designs are used throughout Scio Church Road neighborhoods and it is one of the main reasons given for purchasing in this area because it makes it a safer place to raise your family.

I respectfully request that the planning personnel investigate these concerns and decide that the current project needs to significant changes.
