

Lenart, Brett

From: bhueterviking@tds.net
Sent: Monday, December 17, 2018 5:47 PM
To: Planning
Subject: rezoning for 2805 Burton Rd

Ann Arbor City Planning Commission

12.17.2018

Dear Planning Commissioners,

We are writing you to share our concerns regarding the proposed rezoning of 2805 Burton Rd from R4B to R4D and the development of "Brightdawn Villages Apartments".

Our neighborhood is an area of roughly six-tenths of a square mile bounded by Wastenaw Ave, Platt Rd, Packard Rd and US23. This is a residential neighborhood with several hundred single family homes East of Platt Rd, several hundred West of US23 and split up the middle from Washtenaw Ave to Packard with the 400 plus attached townhomes of Pittsfield Village. Boundary roads are a mix of C1 and C3 commercial, M1 industrial and office zoning. We also have 2 community supported summer swimming pools and several parks and playground facilities as well as Pittsfield School in the center of it all.

A major concern that my wife and I share with many others is the building height and residential density that this development would allow under an R4D zoning.

The proposed development would dwarf the homes in the immediate area. The 50 plus foot heights of these 4 story buildings would be totally out of character for the whole neighborhood. In fact, we were only able to find two buildings in our community that had 3 usable stories and not a single one with 4 stories! We also found the current most intense density for residences to be about 7 dwelling units per acre (Pittsfield Village) verses the 20 DU per acre of the proposed Burton Rd development.

Our next concern with this rezoning and development is a safety issue for both the current neighborhood and any new neighbors. We are afraid the traffic issue has just not been looked at sufficiently. This development would have parking for over 240 vehicles and presumably that many trips per day. This would put a tremendous strain on the intersection at Burton and Packard as well as greatly increase traffic cutting though Brandywine and Yost to Washtenaw and Pittsfield Blvd to the school. There has been talk of opening Eli Rd to Burton Rd but this was/is vigorously objected to by all neighbors as it would put children going to and from school, the playgrounds and pools in the summer at grave risk and run even more vehicles up and down the already sub-standard (rated a grade of 3 by the city) streets!

My wife and I have lived immediately West of this proposed development for 45 years. This, of course, includes the time this property was rezoned from single family residence to R4B multi-family eleven years ago. In 2007 the then owner of this parcel of land agreed with the City to rezone to R4B so it could be developed to multi-family residences. The R4B zoning and conditions (such as connecting Eli Rd and Burton Rd as emergency access only) were agreements the landowners made with the City of Ann Arbor and the surrounding neighborhood to develop this parcel. City council, planners, neighbors, consultants and the landowner worked diligently to achieve a "best use" scenario for this residential property.

Although this development did not come to fruition, I believe the land use conditions and zoning did stay with the land. Since it would appear nothing has changed, I don't think it is fair to the City or the neighborhood for the new owners to disregard the land use conditions and zoning covenants that so many people worked to implement. The new owners surely knew the zoning and history of this parcel when they purchased it.

My wife and I therefore urge you to deny this application to rezone.

Thank you,

Pat Hueter
Bill Hueter
2601 Lillian Rd
Ann Arbor MI 48104