

From: cdiephuis@comcast.net [mailto:cdiephuis@comcast.net]
Sent: Monday, August 15, 2011 10:58 AM
To: Cheng, Christopher; Thacher, Jill
Subject: State Street hearings/zonings

Chris and Jill,

Please see that that following gets to the proper file/hands. Thank you, I appreciate it. -----David Diephuis

Dear Planning Commissioners and Planning Staff,

As a resident of South State Street, I'm writing to oppose commercial (re)zoning for the Hoffman and the Clark properties at 1643/1645 S. State and 1712 S. State, respectively. While the new businesses located at these addresses have been unobtrusive from my perspective, I am opposing rezoning for a separate reason.

While old, the Master plan must be the relevant document to guide development in tthe State Street corridor until a comprehensive study and new State Street corridor plan is completed. In working for a sustainable future, Ann Arbor has spent considerable time and money working towards a unified zoning, development, and transit plan. The sort of isolated, ad-hoc zoning that the petitioners are requesting is contrary to the notions of a thoroughly researched, well discussed and thought out State Street Corridor Zoning Plan.

If the city could choose exactly what business or use it wanted for a property we wouldn't need zoning laws and master plans. And in these cases I believe the Master plan is clear; light industrial is recommended for both 1643 and 1645 and office is recommended for the 1712 address.

Again, please oppose the commercial zonings requested for these properties.

Sincerely,

David Diephuis
2096 S. State
Ann Arbor