

From: Gerstein, Marc S.
Sent: Monday, March 06, 2023 2:09 PM
To: Planning <Planning@a2gov.org>
Subject: comments for Planning Commission meeting

Attached are my comments to the Planning Commission for its meeting March 7 which had been previously cancelled. The comments concern the agenda item 711 Church St application for a PUD.

Thank you, Marc Gerstein

Planning Commission February 23,2023
711 Church Street PUD Pre-Application Conference

Marc Gerstein, 1321 Forest Court

I am vehemently opposed to the application for a PUD project for the site on Church Street now occupied by buildings at 707-721. The proposed 19 story student apartment building is totally out of character with the surrounding R4C neighborhood. It disregards and disrespects the existing buildings between Willard and Hill Streets, an attractive area of well-maintained residences, fraternity and sorority houses, ample greenery with large, older trees, and a mix of long -term residents and student renters. The proposal ignores the residential buildings on Forest Court and takes no account of the play yards at the Towsley Children's House.

The proposal is in total violation of the zoning created by the City in the recent past, establishing D-1 and D-2 zones with stepdowns to preserve the integrity of the surrounding R4C zones. It is an attempt to use the PUD process to totally circumvent and bust open the current zoning. If this PUD project and the ones also being proposed on South Forest Avenue are allowed to go forward, it will destroy the zoning regulations negotiated, voted on and established by the City Council and open the whole area up to opportunistic development. The City's definition of a PUD states that: "The zoning district shall not be allowed where it is sought to primarily avoid the imposition of standards and requirements of other zoning classifications or other City regulations rather than achieve the stated purposes [of the PUD]." This is exactly the only purpose of this request for a PUD for this project, i.e. to avoid the current R4C zoning.

There is no discernable public benefit in this PUD proposal. The vague remarks in the proposal about "public green spaces and/or plazas" and "allowing public enjoyment of on-site amenities" do not correspond to anything in the various site drawings and schematics provided. Any "housing crisis" in Ann Arbor will not in any way be addressed by this proposal, which will solely be marketed for high-rent student housing.

I strongly urge you to reject this PUD proposal for such a large, out of scale and out of character building that is in total violation of the zoning and will open the way for other such PUD applications in the R4C area between Willard and Hill.