

From: Wendy Carman
Sent: Monday, July 11, 2016 11:28 PM
To: Planning
Subject: July12 Public hearing for Woodbury Project

Dear Planning Commission Members,

My name is Wendy Carman, I live at 2340 Georgetown Blvd. I have spent decades sitting on City Committees and I have also worked for decades for the City's preservation of natural features. I apologize that I cannot be there tonight for this meeting.

The Woodbury project before you tonight is asking you to recommend rezoning of two adjacent parcels to R4C. You will hear a number concerns about this development from citizens who live near these parcels. I agree with many of those concerns.

However, I am writing to stress the reasons why the eastern of these two parcels should not be zoned R4C. This parcel contains the major portion a of large federally protected wetland. This wetland area has been on the City Parkland acquisition wish list for nearly 30 years. This is a City goal that should continue to be pursued.

There is no feasible way for any portion of this parcel to be developed as R4C without negatively impacting this wetland or damaging the parkland adjacent to the South. Already developed residential areas adjacent to the West and to the South will not be able or willing to allow access through their properties. However, if the parcel is rezoned to R4C, the message is sent that you believe this land is developable as R4C. The owners will have gained a strong argument toward charging the City more money to purchase this as parkland. Worse yet, you may have given them ammunition to go to the State to obtain a permit that would allow the wetland to be damaged in order to facilitate development of the south west corner of this parcel.

The owners have known since the beginning of their project that the City wanted this important natural feature protected by being included in the City parkland. The request to zone this Eastern Parcel as R4C was not even part of their original plan.

There is no legal reason why you as members of the planning commission cannot recommend that the zoning request for the 2 Woodbury parcels be split into 2 parts and the request to rezone the Eastern Parcel be denied. I fully understand that the owners have requested rezoning of both parcels and that this rezoning request has tied together as one parcel. However, you can indicate to them that because you do not support rezoning the Eastern Parcel as R4C, you will not support the proposed zoning request at this time. This is simple, straightforward, and legal.

Regards,

Wendy J Carman
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Ann Arbor MI