

Cheng, Christopher

From: Karen Wight <kwight@umich.edu>
Sent: Tuesday, June 18, 2019 2:20 PM
To: Cheng, Christopher
Cc: Lenart, Brett
Subject: My questions RE correct description of current zoning for 2857 Packard

Hello Chris & Brett:

In thinking about tonight's meeting regarding the 2857 Packard PUD, I want to make sure that I understand the technical aspects of the zoning properly. What follows is my understanding of the zoning for this site. If I understood Brett correctly at the Allen School meeting, the current zoning of the site - which will stand henceforth unless the owner should decide to ask for a reversal? - is R1E.

I wanted to get this rundown in front of you slightly ahead of the meeting in case this understanding needs to be corrected or further clarified (which I'm happy to have happen at the meeting - just wanted you to know I am curious).

At some point in the past, this parcel was part of Ann Arbor Township.
At some point in the past, this parcel was annexed by Ann Arbor.
I assume that is when the site's zoning history with Ann Arbor begins.

I don't know what zoning the site had in the 20th century, or if there were changes over that period.

Immediately prior to 2016, the site was considered to be zoned R1C - which permits single family housing

In December of 2016, City Council approved rezoning of the site to R1E.
Or did it approve R1E **with conditions** ? If so, what are the conditions?

Tonight, the owner Robert Weber is asking that the site be rezoned as a Planned Unit Development. Or is it the *prospective* owner, Peter's Building Co., that is seeking the rezoning? And is it normal for the developer to act on the current owner's behalf? Wouldn't that be a conflict of interest?

Enough. Thanks for reading. See one or both of you tonight :)

Best wishes,
Karen Wight
2719 Cranbrook Road

Cheng, Christopher

From: Richard Taylor <peaceable68@gmail.com>
Sent: Tuesday, June 18, 2019 9:42 AM
To: Cheng, Christopher
Cc: peaceable68@gmail.com; Jan
Subject: Property at 2857 Packard Rd., Weber site plan

I am writing to address issues regarding the proposed PUD zoning change to the property at 2857 Packard Rd. I understand that development is necessary, but I would like to see reasonable development.

To shoehorn 51 dwelling units onto 7.7 acres of land is unreasonable in this context. The fact that this property contains 51 landmark trees warrants a careful review of the natural features mitigation plan.

The mitigation plan as proposed is unacceptable. At this developer's request, this property was already re-zoned from R1C to R1E in 2016. That change has already allowed for unreasonable plans for the elimination, or serious stress on too high of a percentage of landmark and woodland trees. The developer states that one improvement resulting from the PUD is that the few remaining trees will receive ongoing maintenance to preserve their good health. How this will be accomplished is vague. The ongoing maintenance of the property will be turned over to a neighborhood association. The Site development Agreement drafted September 13, 2017, between the city and the developer, states in P12 the following: "... trees to be saved shall be maintained by the developer or condo unit owner in good condition for a minimum of three years after acceptance of the public improvements by the city..." . To reference this as one of the required improvements for a PUD is meaningless.

Secondly, the R1E zoning allows for housing units that are inconsistent with all of the surrounding housing. The present plan, with attached housing units, results in a plan that is dramatically inconsistent with the surrounding housing. The surrounding housing was built in the 1950s and 1960s. The introduction of attached housing here sets a very poor precedent.

Thirdly, the staff report prepared for the planning commission meeting of June 18, 2019 contains a survey map as an attachment. A notation on that map asserts that the eastern property line fence is 3.9 feet west of the actual property line, where The fence intersects with Packard Road. The map makes the case that a strip of land on the adjacent property approximately 3.6 to 3.9 feet deep, and extending approximately 528 feet, actually belongs to the developer. The neighbor, Mrs. Hilda Ward, Stated to me on June 16, 2019 that she has never been informed of this intention to preemptively annex part of her property, and she does not agree with it. It appears that the planning commission could be used to legitimize a property line shift when the party that stands to lose some of their property has not been informed. The Ward Family needs the opportunity for a rebuttal, and possible legal action. The fence presently designating the property line has been there for at least 59 years according to Mrs. Ward, Who has lived there for 59 years. Mr. Weber acquired his property in 2001, and in the ensuing 18 years, he has never contested the property line as delineated by the fence.

Of note is the fact that the proposed expansion of the Weber property also annexes approximately 18 landmark and mid sized woodland trees, at least four of which are walnut trees approximately 100 feet tall. These trees stand directly adjacent to the fence, just inside the Ward's property. It would be disturbing if the developer is "saving" some of the neighbors trees as part of the mitigation plan. This warrants further investigation.

The proposal by this developer was poorly conceived from the time of the first area plan of 2016. The area plan was approved largely because it was not subject to the rigorous review of a site plan. The present plan does not reflect the values of our community, or the values of our city planning. Thank you for your attention to this matter.

Richard Taylor
2814 Cranbrook Road, Ann Arbor
Sent from my iPhone