

Jacqueline Beaudry
City Clerk
City of Ann Arbor
100 North Fifth Avenue
P.O. Box 8647
Ann Arbor, Michigan 48107

Re: Rezoning of North Sky Property

Dear Ms. Beaudry:

I am writing in response to your July 2nd letter regarding the "North Sky" Property and the potential rezoning of the property proposed in Ordinance No. ORD-08-25. My wife and I live on Bateson Court and *would like to voice our strongest opposition to this zoning change.*

The area that we live in is very rural, and the lots are typically well over an acre. We feel that this is high density housing development will negatively impact our neighborhood – not only those directly adjacent but also those living nearby. It will:

- Increase the air, noise, and light pollution in the area.
- Add greatly to the number of vehicles traversing the area, and contribute additionally to the continuing traffic problem along and near Pontiac Trail during peak hours
- Completely destroy the appearance and natural features.
- Deplete green space and habitat for native wildlife (deer, birds, etc). Has the Department of Environmental Quality given approval for a development in this area?

Perhaps even worse than these issues is the negative economic impact upon the area. Given the massive availability of homes (over 1,000 for sale in Ann Arbor alone, and 3,539 foreclosures in Washtenaw County), it can only be harmful to add additional properties and thus hurt those already trying to sell. . Given the oversupply and current capital market issues, it is hard to imagine that the North Sky development will succeed. If such a development is started and fails, who will cover the costs of the sewer and water installation? What are the other yet unforeseen consequences?

We do not feel that approving such a rezoning (and development) is in the best interests of us, others on Bateson Court, those living in the area, or the City of Ann Arbor or Ann Arbor Township.

Based on these issues, we urge you to vote against this proposal and deny the zoning change.

Sincerely,

Allan Small
2949 Bateson Court
Ann Arbor, MI. 48105

2008 JUL 22 AM 11:58
CITY OF ANN ARBOR
CITY CLERK
REC'D

Written Protest Petition regarding North Sky Property

Zoning Ordinance Text Amendment Protest Petition

Submit this form to:

City Clerk's Office City of Ann Arbor 100 North Fifth Avenue Ann Arbor, MI 48107

Date: July 21, 2008

Contact Person: Jacqueline Beaudry **City Clerk**

Address: 2nd Floor City Hall City: Ann Arbor State: MI Zip: 48104 Telephone: (734) 994-2800

Zoning Ordinance Amendment being protested:

Description: North Sky Property

Valid Zoning Ordinance Amendment Protest Petition

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Attach signatures to this sheet on the form provided. The signature form may be duplicated if necessary.

Protest Petition:

Statement of Opposition: We, the undersigned property owners, hereby **protest** the proposed Zoning Ordinance described as **North Sky Property**

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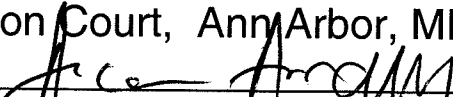
The reason(s) for this protest are:

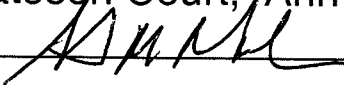
1. This proposal and resulting development will further erode the value of the properties and of all of the houses in its vicinity at a time when too many homes are on the market. For example, recent sale prices of existing homes in Northside Glen have already dropped by 20%. The units of this high density housing development will flood our neighborhood with new single-family and multi-family homes for sale. The North Sky housing development will cause undue financial hardship to us, the taxpayers and homeowners of the properties adjacent to the North Sky development.
2. The proposed North Sky housing development does not take in consideration the character of the existing neighborhood, where homes have considerable larger lots (one or two acre lots). For example, the developer intends to build 14 houses on an existing single family plot. The current zoning proposes the construction of 240 residential units on the 31.77 acre site, resulting in a 0.13 acre site for each dwelling.
3. This high density housing development will negatively impact the environment, significantly increasing the level of noise and air pollution in the area. The developer of this site has already cut all the trees on this property: 25 acres of forest were clear cut

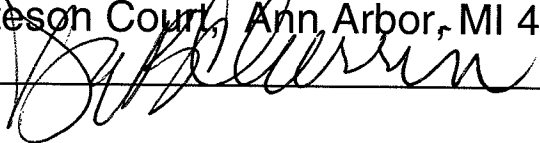
and the land adjacent to that property was completely denuded so that it looked like a strip mine. It was not planted - it was left there as an eyesore.

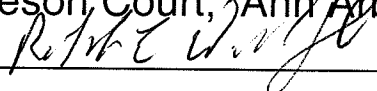
4. The road access infrastructure necessary to support the increased traffic to this development containing 240 residential units and 519 parking spaces is insufficient. Pontiac Trail is a divided road with one lane for each direction of traffic, and is the only access road connecting this development to the city of Ann Arbor and to the freeway system. It is anticipated that the North Sky Development will add greatly to the number of vehicles traversing the area, and contribute additionally to the continuing traffic problems along and near Pontiac Trail during peak hours.

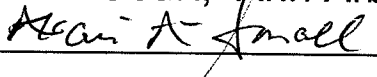
Written Protest Petition regarding North Sky Property

Print Name (clearly): ANCA M. AVRAM
 Date: 07/21/2008 Description or Parcel(s) Owned: Address:
2806 Bateson Court, Ann Arbor, MI 48105
 Signature: 

Print Name (clearly): Steve Rohde
 Date: 7/24/2008 Description or Parcel(s) Owned: Address:
2955 Bateson Court, Ann Arbor, MI 48105
 Signature: 

Print Name (clearly): Deborah Cherrin
 Date: 7/21/2008 Description or Parcel(s) Owned: Address:
2955 Bateson Court, Ann Arbor, MI 48105
 Signature: 

Print Name (clearly): Robert K Pollock
 Date: 7/21/2008 Description or Parcel(s) Owned: Address:
2936 Bateson Court, Ann Arbor, MI 48105
 Signature: 

Print Name (clearly): Mari A Small
 Date: 7/21/2008 Description or Parcel(s) Owned: Address:
2949 Bateson Court, Ann Arbor, MI 48105
 Signature: 

Print Name (clearly): Nancy J. Clinard
Date: 7/21/2008 Description or Parcel(s) Owned: Address:
2892 Bateson Court, Ann Arbor, MI 48105
Signature: ~~Bateson Ct~~ Nancy J Clinard

Print Name (clearly): Russell Clinard
Date: 7/21/2008 Description or Parcel(s) Owned: Address:
2892 Bateson Court, Ann Arbor, MI 48105
Signature: Russell Clinard

Print Name (clearly): MARIAW GTHORGHIA
Date: 07/21/2008 Description or Parcel(s) Owned: Address:
2892 Bateson Court, Ann Arbor, MI 48105
Signature: Maria George

please see next page →

Print Name (clearly): _____
Date: ___/___/2008 Description or Parcel(s) Owned: Address:
_____ Bateson Court, Ann Arbor, MI 48105
Signature: _____

Print Name (clearly): _____
Date: ___/___/2008 Description or Parcel(s) Owned: Address:
_____ Bateson Court, Ann Arbor, MI 48105
Signature: _____

Print Name (clearly): Dennis⁵ Singsank
Date: 7/21/2008 Description or Parcel(s) Owned: Address:
2837 Pontiac Trail, Ann Arbor, MI 48105
Signature: Dennis Singsank

Print Name (clearly): Roseann L. Vorce
Date: 7/21/2008 Description or Parcel(s) Owned: Address:
2853 Pontiac Trail, Ann Arbor, MI 48105
Signature: Roseann L. Vorce

Print Name (clearly): DAZEL Jyles
Date: 7/21/2008 Description or Parcel(s) Owned: Address:
2915 Pontiac Trail, Ann Arbor, MI 48105
Signature: Dazel Jyles

Print Name (clearly): _____
Date: ___/___/2008 Description or Parcel(s) Owned: Address:
_____ Pontiac Trail, Ann Arbor, MI 48105
Signature: _____

Print Name (clearly): _____
Date: ___/___/2008 Description or Parcel(s) Owned: Address:
_____ Pontiac Trail, Ann Arbor, MI 48105
Signature: _____

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Zoning Ordinance Text Amendment Protest Petition

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City of Ann Arbor
100 North Fifth Avenue
Ann Arbor, MI 48107

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Contact Person: Jacqueline Beaudry
City Clerk

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City: Ann Arbor State: MI Zip: 48104

Telephone: (734) 994-2800

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The reason(s) for this protest is/are:

This proposal and resulting development will further erode the value of our property and all of the houses and condominiums in this vicinity at a time when too many homes are on the market. Recent sale prices of existing homes in Northside Glen have dropped by 20%. Other projects recently rezoned on property adjacent to North Sky Property have already received approval but where groundbreaking has not yet commenced will flood our neighborhood with new single-family and multi-family homes for sale. Yet another housing development along Pontiac Trail (a road ill-equipped to withstand existing traffic) causing undue financial hardship to us, the taxpayers and homeowners trying to hang on to, and/or sell or lease in the existing dwellings.

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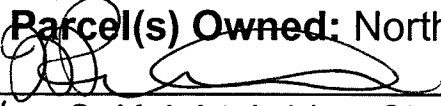
Print Name (clearly): Geoff Esty
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: [Handwritten Signature]
Address: 2884 S. Knightsbridge Circle Ann Arbor, MI 48105


Print Name (clearly): Tim Jerson
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: [Handwritten Signature]
Address: 2694 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Mer Alf
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: [Handwritten Signature]
Address: 2750 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Anastacia Rapson
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: [Handwritten Signature]
Address: 2724 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): BRYSON LESNIAK
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: [Handwritten Signature]
Address: 2720 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): JANET PALMER
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2714 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Nancy Noll
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2762 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): _____
Date: ___/___/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: _____
Address: _____ S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): _____
Date: ___/___/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: _____
Address: _____ S. Knightsbridge Circle Ann Arbor, MI 48105

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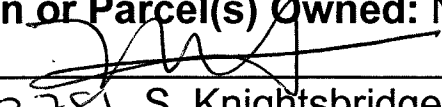
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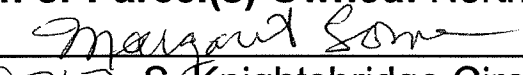
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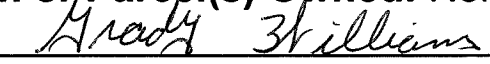
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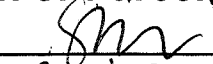
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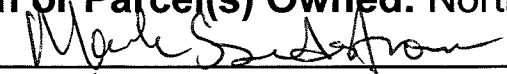
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Print Name (clearly): MICHAEL LANHAM
Date: 7/19/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2781 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Margaret Somers
Date: 7/19/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2767 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): GRADY WILLIAMS
Date: 7/19/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2760 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): SONIYA K. MATHUR
Date: 7/19/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2764 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): MARK SANDSTROM
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2791 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): STEVEN SAMUELS
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: Steven Samuels
Address: 2266 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): _____
Date: ___/___/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: _____
Address: _____ S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): _____
Date: ___/___/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: _____
Address: _____ S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): _____
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Signature: _____
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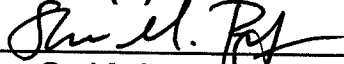
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Print Name (clearly): Shawn Pyle

Date: 7/17/2008

Description or Parcel(s) Owned: Northside Glen Condominiums

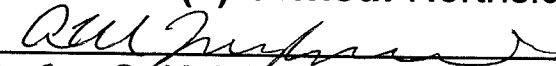
Signature: 

Address: 2820 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Andrew M. Zwyghuizen

Date: 7/17/2008

Description or Parcel(s) Owned: Northside Glen Condominiums

Signature: 

Address: 2818 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Susan Kim

Date: 7/17/2008

Description or Parcel(s) Owned: Northside Glen Condominiums

Signature: 

Address: 2840 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Jonathan Zwicker

Date: 7/17/2008

Description or Parcel(s) Owned: Northside Glen Condominiums


Signature: 

Address: 2838 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Stephanie Christensen

Date: 7/17/2008

Description or Parcel(s) Owned: Northside Glen Condominiums

Signature: 

Address: 2832 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): ANJANA MENON
Date: 7/17/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: Anjana
Address: 2822 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): JONATHAN DILLMAN
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: [Signature]
Address: 2836 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): SANJIV BATE
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: [Signature]
Address: 2754 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): John D. Gray
Date: 7/20/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: John D. Gray
Address: 2756 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): _____
Date: / / 2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: _____
Address: _____ S. Knightsbridge Circle Ann Arbor, MI 48105

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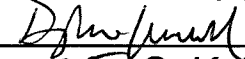
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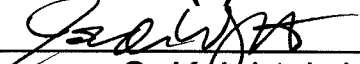
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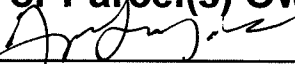
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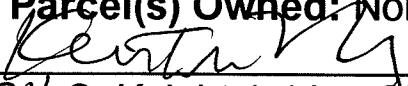
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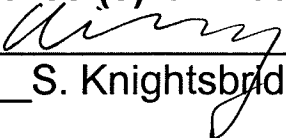
Print Name (clearly): Dylan Leopold
Date: 7/15/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2785 S. Knightsbridge Circle Ann Arbor, MI 48105

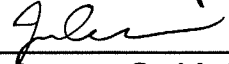
Print Name (clearly): Greg Atkin
Date: 07/15/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2793 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Jordan Wright
Date: 7/18/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2799 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Goodarz Golmirzaie
Date: 7/18/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2780 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Kevin Nguyen
Date: 7/18/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2784 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Ping HE
Date: 7/18/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2786 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): Jason Cho
Date: 7/26/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: 
Address: 2795 S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): _____
Date: ___/___/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: _____
Address: _____ S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): _____
Date: ___/___/2008
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Address: _____ S. Knightsbridge Circle Ann Arbor, MI 48105

Print Name (clearly): _____
Date: ___/___/2008
Description or Parcel(s) Owned: Northside Glen Condominiums
Signature: _____
Address: _____ S. Knightsbridge Circle Ann Arbor, MI 48105