

Beaudry, Jacqueline

From: Rampson, Wendy
Sent: Monday, July 06, 2009 9:58 AM
To: McDonald, Kevin; Bowden (King), Anissa; Beaudry, Jacqueline
Subject: FW: First Reading A2D2 Ordinance -- 1320 S. University Owners' Objection to City Rezoning Property to D2
Follow Up Flag: Follow up
Flag Status: Red

FYI

From: Susan Friedlaender [mailto:sfriedlaender@brrlawyers.com]
Sent: Thursday, July 02, 2009 4:10 PM
To: A2D2FeedBack
Cc: Hieftje, John; Smith, Sandi; %20Sbriere@a2gov.org; %20SRapundalo@a2gov.org; %20TDerezinski@a2gov.org; %20CTaylor@a2gov.org; %20LGreden@a2gov.org; %20MHiggins@a2gov.org; %20MTeall@a2gov.org; %20CHohnke@a2gov.org; %20MAnglin@a2gov.org
Subject: First Reading A2D2 Ordinance -- 1320 S. University Owners' Objection to City Rezoning Property to D2

PLEASE INCLUDE IN PACKET FOR THE JULY 6, 2009 City Council Meeting
Thanks

To: Honorable Mayor and Council Members
From: Susan K. Friedlaender on behalf of the owners of 1320 S. University
Re: First Reading of A2D2 Ordinance Scheduled For July 6, 2009
Date: July 2, 2009

The owners of 1320 S. University continue to object to the rezoning of their property to the D2 interface zoning classification.

If the City rezones this parcel to D2, it will be the only parcel in the South U. Character Area with frontage on South University that is zoned D2. The parcel has approximately 116 feet frontage along South U. The frontage is coextensive with the boundary of the DDA district.

If the City rezones 1320 South U. to D2 it will be one of only two parcels zoned D2 in the South U. Character Area. There are approximately 61 parcels in the South U. Character Area.

If the City rezones 1320 South U. to D2, the classification will not advance the purpose of an Interface area.

The purpose of the interface area is to "[p]reserve and enhance incremental transitions in land use, density, building scale and height in the interface areas located between the downtown neighborhood edges and the Core." Additionally, "[d]evelopment with the DDA district especially in the area which forms the Interface between the intensively developed Core and near Downtown neighborhoods should reinforce the stability of these residential areas- but without unduly limiting the potential for downtown's overall growth and continued economic vitality. Ideally development within this portion of the DDA district should blend smoothly into the neighborhoods at one edge and into the Core at the other."

The City has not articulated a sound basis for the designation of 1320 South U. and 625 S. Forest as Interface property. The southern boundary of 1320 South U. measures approximately 187 feet. Approximately 68 feet of that boundary borders the rear of a single nonconforming R4C parcel on Forest

Court. The balance of the southern boundary borders 625 S. Forest. There is an additional approximately 33 feet between the southern boundary of 1320 South U. and the other nonconforming parcels on S. Forest. The eastern boundary of 1320 South U. borders a fraternity house. A fraternity house is not a stable residential neighborhood.

Almost of the student group housing in the city that is zoned R2B is located in the immediate vicinity adjoining and surrounding 1320 South U. The fraternity houses are not small scale single family houses. They are massive compared to the houses on Forest Court. The City's Central Area Plan suggests finetuning the zoning of these R2B parcels to make the zoning for group housing less restrictive.

There are no Interface areas between the Core district along E. Huron and the Old Fourth Ward neighborhoods to the north of E. Huron. There are no Interface areas east of Huron and State Street. There are no Interface areas between the northeastern edge of the South U area and the neighborhoods north and east of Washtenaw.

The Interface areas west of Downtown form a wall of parcels between the residential neighborhoods in the Old West Side and those neighborhoods north and west of Kerrytown. There is also a large Interface area in the southern portion of the DDA west of Fifth St. and south of Jefferson that is not even adjacent to any Core parcels. The City's use of 1320 South U. as an Interface parcel seems not to have any rhyme or reason.

Although The City seems committed to its present course, the Owners again respectfully asked that you not sacrifice their property for the purposes of a political compromise that does not even benefit in any meaningful way the factions in whose favor the compromise is being made.

Susan K. Friedlaender

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