

## MEMORANDUM

TO: Mayor and Council

FROM: Jayne Miller, Community Services Administrator

DATE: July 21, 2008

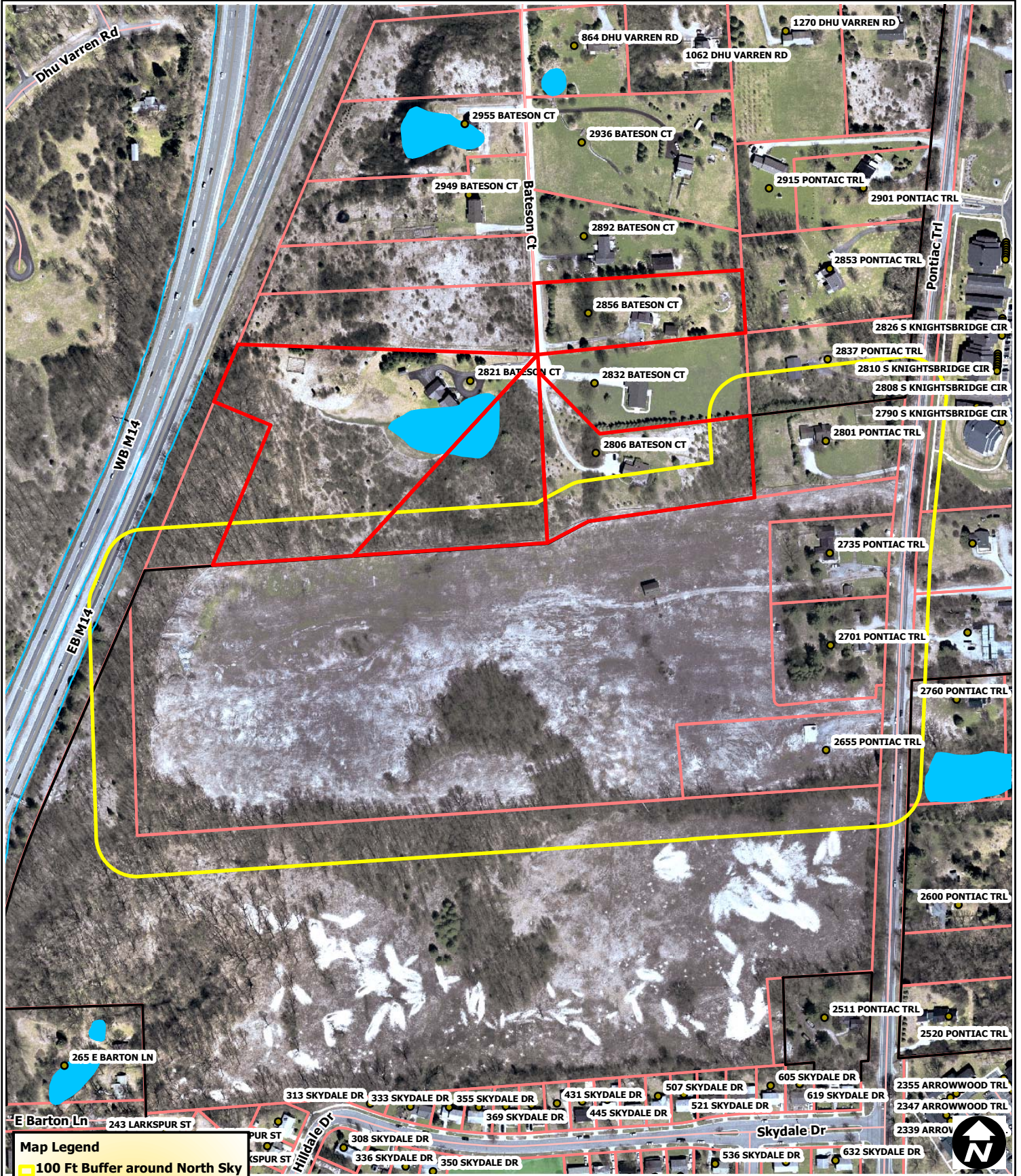
SUBJECT: An Ordinance to Amend Chapter 55, Rezoning of 31.77 Acres from TWP (Township District) and R3 (Townhouse District) to R1D (Single-Family Dwelling District) and R4A (Multiple-Family Dwelling District), North Sky, West Side of Pontiac Trail, North of Skydale.

Five letters have been received protesting the North Sky rezoning proposal. Of the five letters, three of them fall within 100 feet of the property. Staff has verified that the owners submitting the protests own over 20 percent of the land included within the area extending outward 100 feet from the boundary of the North Sky property. As a result, adoption of the rezoning will require at least eight affirmative votes (Chapter 55, Section 5:107(5)).

Prepared By: Laurie Foondle, Management Assistant  
Reviewed By: Mark Lloyd, Planning and Development Services Manager  
Jayne Miller, Community Services Administrator  
Approved By: Roger W. Fraser, City Administrator

Attachments: Aerial Photo  
Letters of Protest

# North Sky Protest Boundary



**Map Legend**

- 100 Ft Buffer around North Sky
- City Boundary
- Railroads
- Parcels
- Parks
- Schools
- Non City Open Spaces
- University

0 110 220 440 Feet



Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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July 14, 2008

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

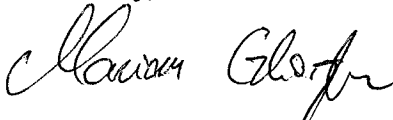
Re: Rezoning of North Sky Property

Dear Mr. Beaudry:

I am writing in response to your July 2<sup>nd</sup> letter regarding the "North Sky" Property and the potential rezoning of the property proposed in Ordinance No. ORD-08-25. I own a vacant land within a 100 feet of the propose rezoning. We will strongly oppose to this zoning change. The high density housing development will negatively impact the environment and significantly increase the air and noise pollution in the area. There are already more houses in Ann Arbor area for sale or foreclosed, adding more houses will hurt even more the house market.

I urge the Council Members to vote against it.

Sincerely,



Marian and Petruta Ghorghiu  
3000 Cloverly Lane  
Ann Arbor, MI 48108  
(734) 787-9406

2008 JUL 17 AM 10:59  
CITY OF ANN ARBOR  
CITY CLERK  
REC'D

7/14/2008

Ms. Jacqueline Beaudry  
City Clerk, City of Ann Arbor  
100 North Fifth Avenue,  
P.O. Box 8647  
Ann Arbor, MI. 48104

RE: North Sky Property Rezoning

Dear Ms. Beaudry,

I recently received from your office the Notice of Public Hearing to be held on Monday 07/21/2008 at 7:00 pm regarding the rezoning of the North Sky Property according to the proposed Ordinance No. ORD-08-25 – North Sky Zoning.

Let this letter serve as my formal protest to the proposed Ordinance No. ORD-08-25. I disagree with the proposed plan for rezoning the North Sky Property. This high density housing development will negatively impact the environment and significantly increase the air and noise pollution of the area. Pontiac Trail may not be able to accommodate all the extra traffic too. Moreover, taking into account the massive oversupply of houses for sale and the current economic climate, this extensive construction project serves no useful purpose. Based on these issues, I express my opposition to this rezoning proposal and I urge the Council Members to vote against it. Should you have any questions, please feel free to contact me.

Sincerely,

Ms. Margaret Shaffi  
864 Dhu Varren  
Ann Arbor, MI 48105

Home phone: 734 – 662-1548

2008 JUL 17 AM 10:59  
CITY OF ANN ARBOR  
CITY CLERK  
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7/14/2008

Ms. Jacqueline Beaudry  
City Clerk, City of Ann Arbor  
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Sincerely,



Dr. Anca M. Avram  
2806 Bateson Court  
Ann Arbor, MI 48105

Work phone: 734-936-5388  
Home phone: 734-761-7410

2008 JUL 17 AM 10:59

CITY OF ANN ARBOR  
CITY CLERK  
REC'D

**Mario and Brigitte Romero**  
2821 Bateson Court  
Ann Arbor, MI 48105  
734-332-3438  
Brigitte.romero@sbcglobal.net

July 15, 2008

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

CITY OF ANN ARBOR  
CITY CLERK  
REC'D  
2008 JUL 18 AM 10:55

Re: Rezoning of North Sky Property

Dear Ms. Beaudry:

I am writing in response to your July 2<sup>nd</sup> letter regarding the "North Sky" Property and the potential rezoning of the property proposed in Ordinance No. ORD-08-25. My family 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?
- Pose an additional safety risk for people due to the increased traffic and numbers of children.

Essentially, there are no sidewalks or marked bike paths on Pontiac Trail (going north to Dhu Varren or south to the city limits). If the number of people in the area grows dramatically, there will be many more children. When the children start riding their bikes or walking to either Olson Park or Northside Elementary, they'll have to walk on the street with potentially disastrous consequences.

Last but not least, there will be a 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 interest of the community living along Pontiac Trail and Dhu Varren, or of 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

Ms Jacqueline Beaudry  
City Clerk, Ann Arbor  
100 North Fifth Ave.  
P.O. Box 8647  
Ann Arbor, MI 48107

July 15, 2008

Dear Ms. Beaudry,

CITY OF ANN ARBOR  
CITY CLERK  
REC'D  
2008 JUL 18 AM 10:55

Please let this letter serve as our  
official protest to the proposed ordinance  
no. ORD-08-25 (North Sky Property Rezoning).

We oppose the plan for rezoning the North  
Sky Property.

Sincerely, James Joyce

Kristin Kranup-Joyce

James Joyce  
Kristin Kranup-Joyce  
2856 Bateson Ct  
Ann Arbor, MI 48105