

To Whom it May Concern,

My name is Randal Houston and I live at 2775 Carmel Street. My home is directly behind the property to be rezoned, at the North side of the property. I have lived here for 23 years and originally purchased this home partly for unbuilt space behind my house. For many reasons, I am absolutely not in favor of the proposed zoning.

First of all, the number of homes being proposed -56 to be exact. They are proposing homes larger in footprint than the existing homes in the area, on a lot that is roughly one third to one half the size of the neighboring lots. They could build a two story home that is twice the size of the neighboring homes in the neighborhood. This is entirely inconsistent with all the neighboring areas surrounding this parcel. It has been nice having a green space in the neighborhood. I have seen generations of deer grow up there. I have also seen red fox and numerous other small animals living happily in this habitat that has grown into a nice forest the last 20 years. There are some very nice mature trees up near the old farm house. The farm house must be quite old.

I understand the owners of the property want to receive compensation for their property. However, I think the City of Ann Arbor should seek a better use of this property instead of rezoning to high density housing. The green space in the city is limited and should be considered valuable to the entire community. There are many areas surrounding the city that would likely be better candidates for high density housing. I don't think there would be any neighborhood in our lovely city that would welcome such. If the green area cannot be preserved - it would be better to solicit a plan more consistent with the surrounding neighborhoods.

There are other concerns with rezoning to high density housing. The traffic on Packard Street is often a parking lot. It is very difficult to exit Easy Street now without a high density neighborhood. Easy Street is the main access to Allen School. Further complicating the already poor traffic conditions put the people in the neighborhood and school at risk due to delayed emergency vehicle access. Our neighborhood is already being used as a cut through due to the congested traffic on Packard. I am not aware of any plans being made by the property developer to ensure this high density neighborhood does not simply make a bad situation worse. No zoning changes should be made before the traffic situation is addressed.

I would hope our elected city representatives would consider the concerns of the citizens living in the area and not rezone this property to high-density housing. Preserving the green space or housing consistent with the existing neighborhood should be the path ahead. I don't believe the high-density builder has any ties whatsoever to the neighborhood and certainly no concern for those living in the area. As our representatives, I would expect our interests should take precedence to any changes to the existing zoning.

Sincerely,  
Randal Houston



*Randal Houston*  
ZAP / Common WEZ Program Manager



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