

Lenart, Brett

From: Philip McMillion <philmcmill@yahoo.com>
Sent: Thursday, November 29, 2018 2:45 PM
To: Planning
Cc: Taylor, Christopher (Mayor); Smith, Chip; Ramlawi, Ali
Subject: 12/4 Planning Commission meeting on Lockwood project

Since I spoke at the first Lockwood meeting before the planning commission, I am unable to speak again at the continuation meeting on 12/4. However, I want to implore the planning commission to reject the Lockwood project (and re-zoning) for a number of important reasons. Here are but a few:

- You should not reward bad behavior by developers (buying cheaper land not properly zoned with the plan to pressure the city to re-zone). The property is zoned R1 and should remain so. Also, this developer is not trustworthy - after the initial site plan was communicated to the neighborhood, they did a bait-and-switch to make the building much bigger and much closer to the Westover Hills neighborhood.
- The project is NOT consistent with the city master plan for this area. Because of the commercial sized kitchen and dining area, it would create excessive and unwanted commercial traffic noise in the Westover Hills neighborhood. Excerpt from Ann Arbor City master plan for this area: "While commercial development continues along Jackson Road, to allow additional commercial uses adjacent to this neighborhood would not benefit the area".
- The project is TOO BIG for the property. If it were zoned R4D, the maximum number of units would be 82 (not 95). The parking is insufficient to handle daily parking (not to mention peak parking) using LOCKWOOD'S OWN ESTIMATES. (see my email from previous Lockwood meeting for specific numbers, or I can provide if requested).
- The developer (and city planning) has not worked with the neighborhood to address our concerns. A PUD is supposed to work with the neighborhood, not against it.
- The potential to worsen the dioxane plume underneath the area with a concentrated water infiltration system is not worth the risk. Using the latest Lockwood Infiltration hand drawn cross-section drawings that Lockwood just recently posted to the eTrakit site, Roger Rayle has found inconsistencies with the Gelman cross sections drawings and the potential to cause problems. (Please allow Mr. Rayle to speak to this if he is in attendance).

Thank you for your consideration, and please reject this bad project.

Sincerely,
Phil McMillion
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