

## Barclay Park Condominium Association

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Mayor and City Council  
City Hall  
100 N. Fifth Ave  
Ann Arbor, MI 48104

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### NO NIXON ROAD ZONING CHANGE(S) WITHOUT FINAL AGREEMENT ON NECESSARY CONCESSIONS, INCLUDING APPROVAL OF UPDATED P.R.O.S.

This letter is submitted on behalf of the 291 property owners at Barclay Park Association, addresses 2699 to 3084 Barclay Way.

It asks members of City Council to DENY any change in the current zoning of sites 2, 3 and 4 of the City's 2009 Master Plan until such time as firm agreements are ASSURED and lawfully IN-PLACE with the owners of these three parcels to implement not only Engineering's recommendations for the Nixon Road thoroughfare and interchange at Green-DhuVarren-Nixon roads BUT ALSO the updated details of the City's Parks & Recreation Open Space (PROS) Plan, providing specifically for the extension of the "Northeast Spur"<sup>1</sup> along and across Nixon Road to the pond east of Nixon and on to Oakwoods and Sugarbush Parks.

To fail to secure firm agreements, absolutely and in-advance of any increase in zoning density, for the traffic management requirements of Nixon-Dhu Varren-Green AND the vision set forth publically and privately for pedestrian and non-vehicular travel Parks & Recreation Open Space (PROS) is seen by the adjacent property owners as a dereliction of the public service duties for which you are elected and our taxes are paid.

In light of increasing traffic and these potential developments (sites 2/3/4), another primary issue for the property owners in residence at Barclay Park is entry and egress onto Nixon for those emerging from Barclay - 90% of which make a left-hand turn across traffic to proceed south to services, city and campus.

Highlighted on the attached are exhibits which identify and display the large acreage sites for which NO REZONING is asked (pending final agreements): Site 2 (67-acres); Site 3 (40-acres) and Site 4 (54-acres).

In addition, the reader will find Figure 5.3D from the City's 2013 Non-motorized Transportation Plan Update (page 181) showing solid and dotted RED lines for the Proposed Shared-use Paths and Foot Trails referenced above.

Details of these parcels and of owner-developer proposals are publically available<sup>2</sup>. In general, DIVERSE residential zones, including R1 & R2 areas within these large sites 2 / 3 / 4 are advocated by Barclay Park. Signatures of property owners in support of these statements and recommendations have been collected.

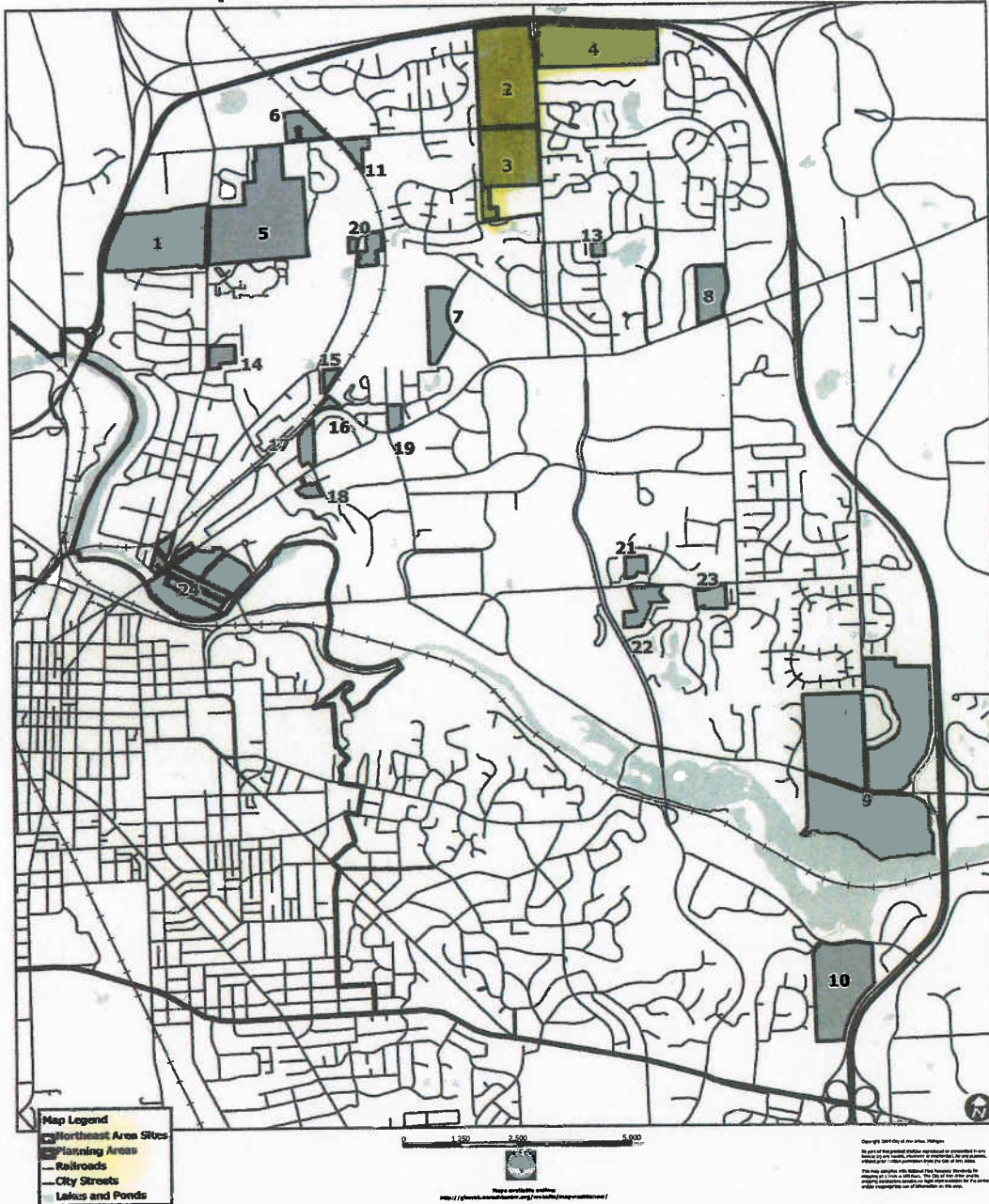
*Wm Quinn*  
William Quinn, President  
Board of Directors

*Ellen M*  
Ellen Meiselmann, Vice President  
Board of Directors

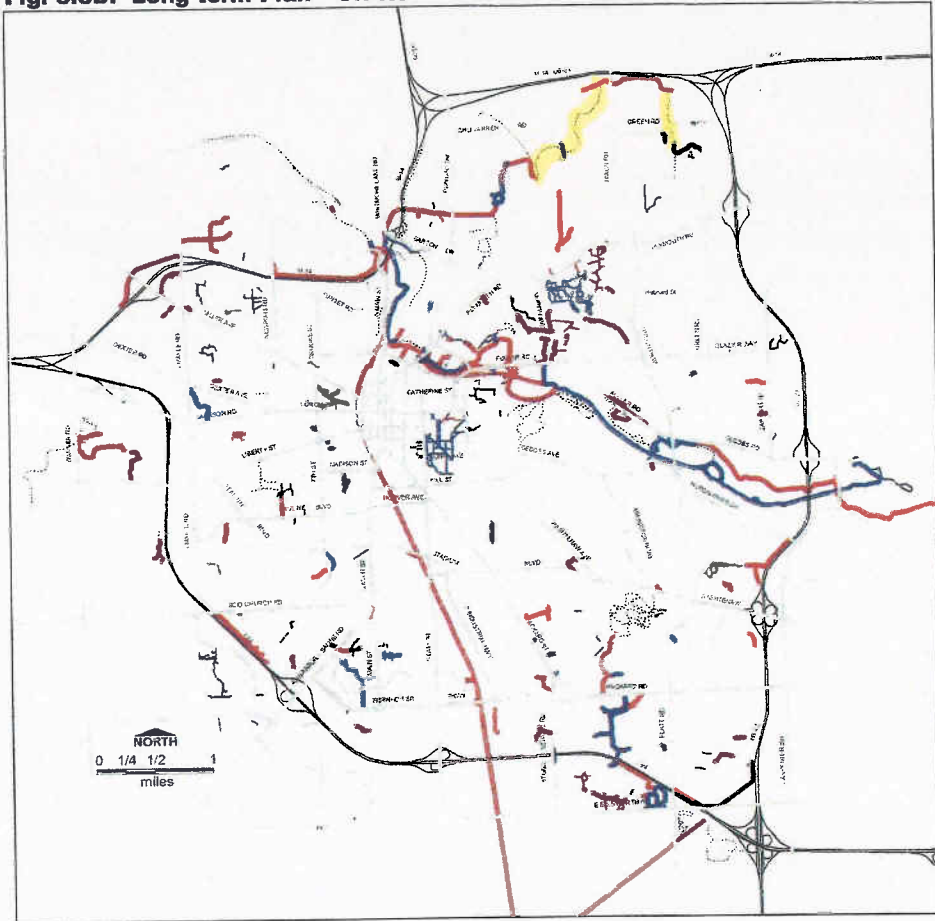
<sup>1</sup> From Leslie Park along Traver Creek with extension through portions of Foxfire South, Placid Way and Foxfire East Parks.

<sup>2</sup> Pages 102 - 104 of 2009 City Master Plan; Site Plan proposals for Nixon Road North and Nixon Road South townhome developments (north and south side of Dhu Varren on west side of Nixon); and Woodbury Club Apartments Site Plan and Development proposal.

## Site Specific Land Use Recommendations (Northeast Area)



**Fig. 5.3D. Long-term Plan – Off-Road Paths and Walks**



**Legend**

- Off-road Paths and Walks:
- Existing Foot Trail
  - Existing Shared-use Path
  - Existing Walk
  - Proposed Foot Trail
  - Proposed Shared-use Path
  - Proposed Walk

The routing of some of the paths shown is conceptual and requires further refinement. The surface of the Proposed Shared-use Paths is not defined in this study. Appropriate surfaces include asphalt, concrete, crushed fines and stabilized fines.

The highlighted key Off-Road Pathways are discussed on the following page.