

October 30, 2023

Dear Ann Arbor Planning Commission and City staff,

I am writing to offer my support of the TC1 districts application along the Plymouth Road corridor. This new zoning designation will offer opportunities for greater density and development options in an appropriate area. First Martin has a number of properties in the newly proposed overlay, Plymouth/Traverwood/Nixon and Plymouth and Commonwealth. The latter area which consists of two properties (identified as #19 – 2000 Commonwealth Blvd and #21 2001 Commonwealth in your packet) are located in our Plymouth Park business park. These properties and others along Commonwealth were developed starting in 1965 through 1994. In 1980 various parties put in place a deed restriction on this area (see attached recorded document) to govern many aspects of future development including area, height, placement, zoning, etc. In order to avoid any unintended conflict that may arise out of the TC1 rezoning with respect to this deed restriction we would respectfully request that these parcels be removed from the new district and remain governed by the existing agreement and zoning classification. I am happy to answer any questions related to this matter either via email or an in-person meeting.

Sincerely,



Michael C. Martin
First Martin Corporation

