

Jason Contrucci
2688 Easy St
Ann Arbor, MI 48104

December 15, 2016

Attn: City Clerk
301 E. Huron St., 2nd Floor
Ann Arbor, MI 48104

Dear City Clerk:

Regarding: 2857 Packard Road Re-zoning

Description: Midwestern Consulting & Peters Building Co propose to rezone the property at 2857 Packard Road from R1C to R1E.

I protest the rezoning for the following reasons:

Equity: Surrounding areas are zoned R1C or R1B. On the grounds of equity, the new development should keep the same code.

Enjoyment: Rezoning this property and putting in a high-density development will change the look & feel of the neighborhood. Large setbacks and space between homes marks the area currently.

Access: Traffic on Packard Road is already quite heavy during most of the day, and gridlocked at rush hours. The neighborhood roads that connect Washtenaw Avenue to Packard and Platt are used as cut-through routes for traffic during this time. Commuters cutting through our neighborhood drive in a manner that is not safe for a neighborhood with an elementary school and high number of children and pedestrians. Inserting a high density development in this area with no other road access will make traffic much worse at all times of day and will negatively impact the safety of the residents.

Established codes: The zone R1E appears to have been assigned only one time in the recent past within Ann Arbor. Zone R1D has been assigned in a few areas, and even that building density is a big change from R1B and R1C in the areas surrounding this proposed development. A well-established neighborhood is not the place to experiment with codes.

Urban Forestry: Based on the Area Plan review requirements set forth in Chapter 57, 5:121(3)(b), the area plan "should limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land." Per the city's assessment, the proposed plan is not sufficient: "Based on the current layout and the proposed disturbance to natural features this standard is not being met." In addition, no assessment of the impact of this rezoning on the surrounding neighborhoods and environment has been conducted. Rezoning without a formal study of the impact on the surrounding neighborhoods and environment would be negligent on the part of the city.

Please deny this request for a zoning change.

Thank you,



Jason Contrucci
2688 Easy Street