

Subject: Objection to Scio Church Development Proposal SP24-0007
Attachments: Chen.Objection to Scio Church Development Proposal SP24-0007.pdf;
Dawson.Objection to Scio Church Development Proposal SP24-0007.pdf;
Benson.Objection to Scio Church Development Proposal SP24-0007.pdf;
Aldridge.Objection to Scio Church Development Proposal SP24-0007.pdf

From: Laura McGinn
Sent: Tuesday, September 10, 2024 8:03 AM
To: Lenart, Brett <BLenart@a2gov.org>; Kelley, Hank <HKelley@a2gov.org>; DiLeo, Alexis <ADiLeo@a2gov.org>; Kowalski, Matthew <MKowalski@a2gov.org>; Melin-Corcoran, Mariana <MMelin-Corcoran@a2gov.org>; Thacher, Jill <JThacher@a2gov.org>; Barrett, Jon <JBarrett@a2gov.org>; Manor, Courtney <CManor@a2gov.org>
Cc: Timothy Carroll; emily marlow; Laura McGinn ; Karen DeLoss; Sandra Sorini Elser; Daniel Atkins; John Tatum; tloughrin@robertsonhomes.com
Subject: Re: Objection to Scio Church Development Proposal SP24-0007

Good morning,

Please see the attached correspondence from four members of the Country Place Condominium Association.

Regards,

Laura McGinn

On Wed, Aug 28, 2024 at 8:17 AM Laura McGinn <lauraannmcginn@gmail.com> wrote:

To: Ann Arbor Planning Commission; Ann Arbor Planning Commission Members

Cc: Tim Loughrin, Robertson Homes

From: Laura McGinn, Country Place Condominium Association

RE: Scio Church Development Proposal SP24-0007

-

Summary of Concerns Regarding Robertson's R4E Zoning Application

1. Inaccuracy of Transit Corridor Status:

- a. Initial Assumption: The proposed development was believed to be in or near a transit corridor.
- b. Clarification: Documentation reveals that Robertson's site is not in a transit corridor.

c. Code Compliance: The Unified Development Code (UDC) specifies that R4E zoning is for parcels along signature transit corridors, which this land is not.

2. **Density and Compatibility with Surroundings:**

a. High-Density Requirement: Robertson claims their proposal meets the City’s requirement for high density.

b. Incompatibility: The area mainly consists of R2 and R1 single-family homes, and high density is deemed inappropriate.

c. Robertson’s Intent: It is suggested that the R4E zoning be sought to allow the construction of 35—or 40-foot-tall townhomes, fitting 75 homes on approximately 5 acres with roof-top patios, making the structures 4 stories tall.

3. **Consistency with City Policies and Plans:**

a. Planning Staff’s Position: Staff claims that R4E zoning is consistent with City policies, even absent a transit corridor.

b. Discrepancy with UDC: Such a designation contradicts the clear intent of the Unified Development Code.

c. Neighborhood Impact: There is a concern that Robertson's plan will fail to minimize adverse effects on adjacent properties as required.

4. **Potential Aesthetic and Functional Issues:**

a. Comparative Example: Concerns based on the appearance and density of the Robertson’s Waters Road project.

b. Perception: The development may resemble a crowded apartment complex.

5. **Suitability for Proposed Residents:**

a. Target Demographics: Robertson aims to attract professionals, empty nesters, and students with 3-bedroom townhomes.

b. Practicality: Questions arise about the appeal for empty nesters needing three bedrooms and potential use by students. The proposed residences are incompatible with an aging-in-place community.

c. HOA Bylaws: Robertson has yet to confirm if specific rental restrictions, such as those applied to Waters Road, will be implemented for this development. Without similar

restrictions, there is a concern that units will be purchased by investors for short time rental purposes given the proximity to University of Michigan athletic facilities.

In conclusion, the Planning Commission is urged to:

1. Reevaluate Robertson's R4E zoning application, the inconsistencies with UDC, and the absence of a transit corridor.

2. Address Neighborhood Compatibility: Assess the high-density proposal's fit with the surrounding single-family residential zone.

3. Consider Resident Concerns: Consider the opinions and expectations of longstanding community members and seek substantial modifications to the proposal before approval.

Yours truly,

Laura McGinn