

Subject: Feedback for 11/26 Future Land Use discussion

From: Paul Schultz
Sent: Monday, November 25, 2024 10:56 AM
To: Planning <Planning@a2gov.org>
Subject: Feedback for 11/26 Future Land Use discussion

Dear Planning Commission Subcommittee,

I have read the [slidedeck](#) that you have prepared for tomorrow's meeting. While I will not be able to join you online tomorrow night, I write to re-present my view that has not yet been reflected in your outreach summaries:

In reworking our comprehensive plan, you - as our agents - need to take seriously the challenge that is presented by the constant expansion of the University of Michigan and the hit to our commonweal that happens each time that the University acquires property that was previously in private hands and takes it off of our tax rolls.

The potential future "Employment Non-Residential" district will limit the private value of parcels so classified and will make them relatively more likely to be acquired by the University than if private hands had been allowed to redevelop them to their highest and best use, including the possibility of 100% residential

Thanks,
~Paul

(734) 646-0430

----- Forwarded message -----

From: **Paul Schultz**
Date: Mon, Oct 28, 2024 at 10:10 AM
Subject: Comp plan feedback re Flex Business
To: <planning@a2gov.org>

Dear A2 CPT,

I have read with interest the mLive story about ways Ann Arbor may be rezoned for density and have looked at the map offered on Slide 2E as well as the FLU District descriptions on Slide 2A.

From my experience of the City of Ann Arbor, the first thing that jumps out to me as not making sense is the Flex Business District proposed for South Industrial between, say, Astor Avenue and I-94. I work at a law office at 1590 Eisenhower Place (almost in the shadow of I-94). Five mornings a week, I drop my girls

off at St. Thomas School near Kerrytown. At least four mornings a week, I then drive to work via State and South Industrial Highway.

To me, the incumbent development of South Industrial (and Eisenhower Place) is just such a waste, compared to so many other areas in Ann Arbor. How is Jazzercise "M1 Limited Industrial"? Or Shar Music? Or a thrift shop? With the possible exception of Alro Steel, these are low value-add businesses that should either learn to use space much more efficiently or should move out to Jackson Avenue, west of Zeeb.

As we welcome increased density in the city, why would we give this district a land use that continues to exclude housing? South Industrial seems to be well served by our city buses. It is sort of in the middle of things. In any future world where we in Ann Arbor can begin to figure out commuter rail, the parcels on the west side of the road are already well served by track.

I would like to see our rezoning process help to protect privately-held parcels from the further expansion of the University of Michigan. When the University buys parcels, they come off of our tax rolls. To continue to depress the value of these South Industrial parcels by not allowing housing as a possible use is to invite the University to build its next natatorium or whatever on the parcel now used for, e.g., Public Storage.

Thanks,
~Paul Schultz