

Subject:

CORRECTED LETTER REGARDING: ZBA25-0013; 2525 Ann Arbor Saline Road Project

From: margare goodly

Sent: Wednesday, July 16, 2025 10:01 PM

To: Planning <Planning@a2gov.org>

Subject: CORRECTED LETTER REGARDING: ZBA25-0013; 2525 Ann Arbor Saline Road Project

I am sending this email to formally **REJECT** the request by the property owner Rob Wagner, for a variance of 18 feet from Table 5. 17-3: Multiple-Family Residential Districts. This variance would allow construction of a building with 262 residential units to encroach into the required side setback of 51.2 feet. This would further **DESTROY** this existing **GREEN** space in this area.

I also **REJECT** the proposal for this site to be rezoned to R4E Multiple-Family Swelling District. As stated in a previous REJECTION, the rezoning of this development project (RES-PROJ24-0004) is unacceptable to this already congested area which is a major entrance to I-94 and off I-94 into the City of Ann Arbor. This massive 262 residential units is neither multi-family or affordable. Since the first public meeting on April 3, 2024, there was conflicting descriptions of whom this project was intended for. First, it was stated it was for retirees, then families, and finally young professionals. Families don't need studios, 1 or 2 bedroom apartments. Retirees don't need apartments that cost between \$2,300 to \$2,800 a month. Young professionals paying \$2,300 to \$2,800 a month is too much. The monthly cost of \$2,300 to \$2,800 a month given at this presentation wasn't even clear as a final cost.

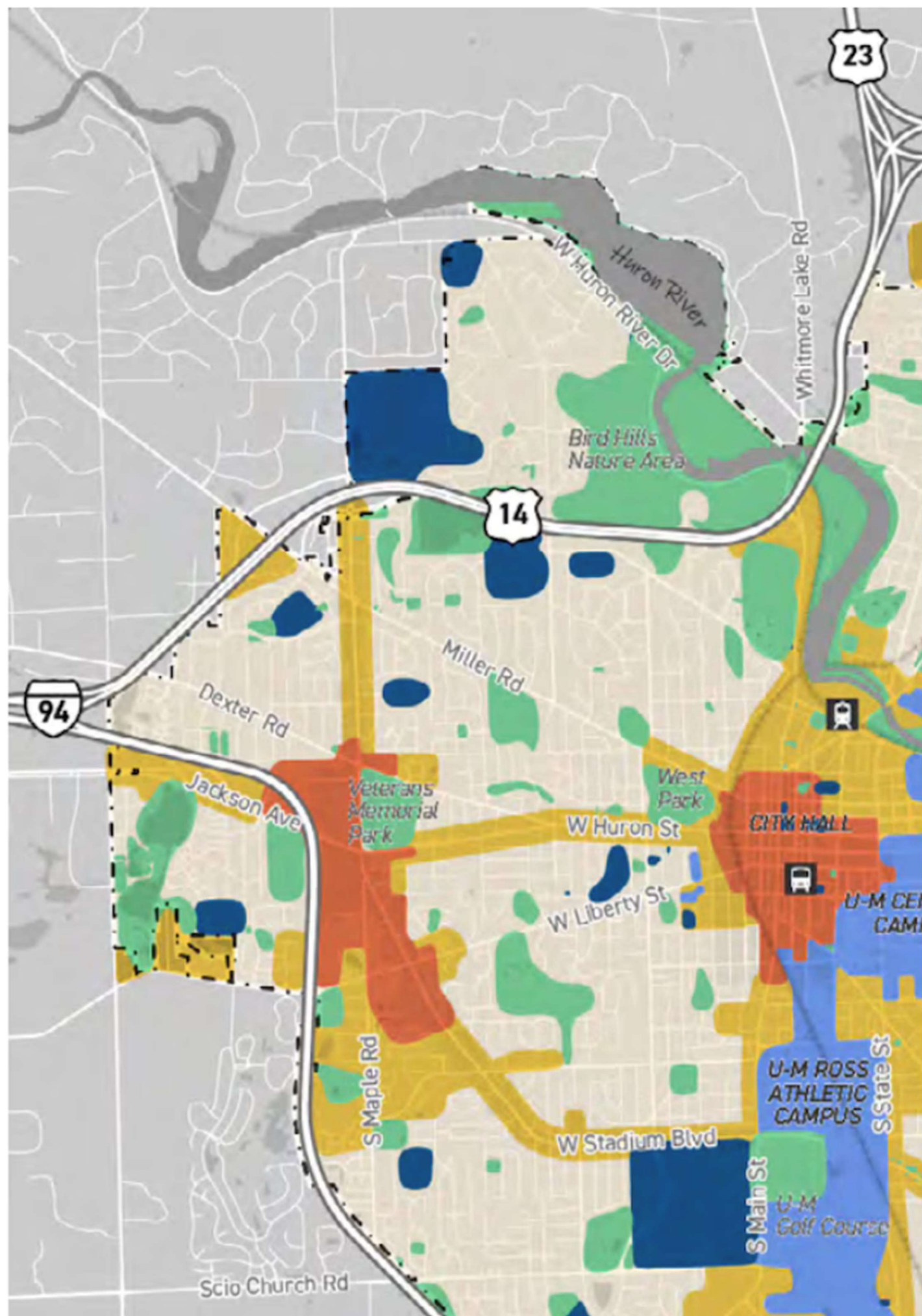
MOST IMPORTANTLY, the owner and the City of Ann Arbor is being disingenuous of the term multi-family residential with the designation of this particular part of our community being labeled as a **TRANSITIONAL** area. This fact was reported in a recent news article. In that article, this would mean that the owner could use this building for short-term rentals. Thereby, not really intended for long-term residents.

New housing density in Ann Arbor neighborhoods

Updated: Jul. 16, 2025, 12:38 p.m. | Publist

And if short-term rentals are allowed
members want appropriate limits to protect
longterm residents.

The failure of the Planning/Zoning commission not to NOT reject this 2525 Ann Arbor Saline Road project outright nor to even MODIFY this from 262 units is a BETRAYAL to our neighborhood and the people who live in it. Furthermore, the designation of this area as "**TRANSITIONAL**" is another **BETRAYAL**. This is further harmed by the total disregard of not only the City Council (including our representatives Eyer/Akom) knowingly destroying another limited green area and subjecting us to more short-term residential units and not long-term and affordable residential options in our neighborhood. We are already bombarded by multiple hotels, multiple apartments, and multiple projects in the process of being built or yet to be built, including another one that will destroy another small green space on South Main. Here's the map that was included in that aforementioned article that highlights the ABSOLUTE and INTENTIONAL destruction of any existing long-term neighborhoods or possibility of strengthening it or preserving any of our limited GREEN SPACES below. Additionally, we have no say in the NOISE LEVELS coming from the multiple University of Michigan SPORT STADIUMS as the city continue to lose tax -based properties.



Map Future Land Use

	<i>Residential</i>
	<i>Transition</i>
	<i>Hub Distr</i>
	<i>Public (Ci</i>
	<i>University</i>
	<i>Parks/Op</i>

A graphic included in the June 2025 second draft of Ann Arbor's could be divided into a new set of land-use districts. City of An

In closing, I **STRONGLY REJECT** the request by the property owner Rob Wagner, for a variance of 18 feet from Table 5. 17-3: Multiple-Family Residential Districts. This variance would allow construction of a building with 262 residential units to encroach into the required side setback of 51.2 feet. ENOUGH is ENOUGH! I urge the group if capable to STAND with the RESIDENTS and not the owner and REJECT this request and the WHOLE PROJECT! The voices of the community shouldn't be disregarded over the owners/builders.

A resident in the TRANSITIONAL designated area,
Margaret Goodly