

August 12, 2016  
City of Ann Arbor Planning and Development Services  
301 E. Huron Street  
Ann Arbor, MI 48107

Concerned Residents  
John and Susanna Symington  
Robert and Kathryn Waissi  
Ann Arbor, MI 48104

Re: Rezoning of the property at 2857 Packard Road from R1C to R1E. An additional request to build 56 houses on this site has been requested

Dear Ann Arbor City Planning Commission,

Green Lea and Kensington neighborhoods surround the property at 2857 Packard. Development proposals should be considered very carefully. The proposal to build 56 two-story homes on this property will overwhelm our already fragile infrastructure.

The proposed site of the development is particularly ill-considered, please take into account:

- No other neighborhood in Ann Arbor prior to 2016 has R1E zoning, should we start now, this would set a precedence.
- The house itself is of a historical nature and should not be torn down.
- The already congested Packard road is not equipped to handle more traffic. Please do a traffic survey to confirm this. Access to Packard from Easy street is impossible throughout the week, downright dangerous to make turns.
- Making a left hand turn out of the Packard property will be impossible and competing with Easy Street, an already highly traveled thoroughfare. Easy Street should have a traffic light.
- The property is a haven for many animals, specifically deer, which wander through our neighborhoods already. Just the other day five deer were in my neighbors yard on Carmel.
- The narrow sidewalk in front of the property on Packard is the only egress for residents to access parks and schools and is an extremely dangerous path. Cars fly by rattling pedestrians.
- Again, the area is highly traveled and we are adjusting to road sharing with bikes and safety crossings (Easy street crossing highly misplaced)
- Utilities in the area are taxed. We've had repeated electricity outages (3 times in the last month), and sewer back up issues in this area.
- The current infrastructure needs to be taken care of. Carmel and Towner streets have been pothole havens for years with no future indication of permanent repair.
- Many, many mature trees adorn the property.

Fifty six, 40 foot lot, two-story houses is extremely dense for this small property. Also, homeowners are being attacked on both ends of our neighborhood. With County Commissioners proposing to develop parkland on Platt Road into affordable housing and now this on Packard, we need to pull in the reigns and look at overall impact to an already overtaxed infrastructure.

Thank you for taking time to read this letter and listen to our concerns.

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