

**Subject:** Unintended Consequences of Locating Restaurants in Residential Neighborhoods

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**From:** Gary Claypool

**Sent:** Friday, September 6, 2024 10:32 AM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>

**Subject:** Fwd: Unintended Consequences of Locating Restaurants in Residential Neighborhoods

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

**From:** **Gary Claypool**

**Date:** Fri, Sep 6, 2024 at 8:56 AM

**Subject:** Re: Unintended Consequences of Locating Restaurants in Residential Neighborhoods

**To:** Briggs, Erica <[EBriggs@a2gov.org](mailto:EBriggs@a2gov.org)>

Thanks for getting back to me. I would point out the traffic in and out is from people living in the area. It is not from different people coming in that are unrelated to the area, and there can be a lot of them!! What is being considered is really not a good idea from my experience.

Best, Gary

On Fri, Sep 6, 2024 at 8:03 AM Briggs, Erica <[EBriggs@a2gov.org](mailto:EBriggs@a2gov.org)> wrote:

I appreciate you sharing your thoughts. There are definitely lots of factors to consider when providing the opportunity for home-based businesses and ACUs (which already exist) to grow in neighborhoods. Planning staff and Commission will be considering many of these - and of course, other regulating codes will also always apply.

And you are correct, successful businesses often draw customers from outside the neighborhood as well. And, I do share your interest in reducing vehicle trips. Of course, when zoning requires commercial operations for the most part to exist separate from residential neighborhoods, that really encourages car traffic in/out.

I think we can agree that we do want a thriving and unique local business community. Retail space is expensive and providing the opportunity for those who entrepreneurial to start and grow without so many limitations has numerous benefits to the community. I hear many bemoan the loss of local retail and character and I think this is one of the easy levers we have in government to be able to address these concerns.

I look forward to seeing what recommendations planning commission sends us.

Erica

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**From:** Gary Claypool

**Sent:** Thursday, September 5, 2024 9:37 AM

**To:** Cornell, Jenn <[JCornell@a2gov.org](mailto:JCornell@a2gov.org)>; Briggs, Erica <[EBriggs@a2gov.org](mailto:EBriggs@a2gov.org)>

**Subject:** Unintended Consequences of Locating Restaurants in Residential Neighborhoods

The location of restaurants in residential neighborhoods sounds quaint and fun. It is not necessarily quaint and fun for the neighbors and residents of the neighborhood. The neighbors are impacted by (1) increased traffic in the neighborhood, both vehicular and foot traffic. The neighborhood wasn't designed to accommodate the increased parking requirements of a business. The house in which the business is located can usually park a few cars in the drive, but nowhere near the parking required for a business. Street parking for a fully parked area is also a problem. In the Eberwhite area there is also the question of safety for the children walking back and forth to school. The school traffic already includes bus and car traffic with parents driving children to and from school. Restaurant traffic in addition to this is dangerous for the walking children. Delivery vehicles for the restaurant further complicate the situation. (2) From experience, a successful restaurant will attract as many as 1,000 plus people per week. These people in foot traffic are happy and talking. The noise they generate is loud. Again this is highly disruptive to the peace and quiet of a residential neighborhood. (3) Locating a restaurant in a home also increases the danger to a neighborhood from fires. Kitchen fires in restaurants are numerous. (4) Homes aren't designed to accommodate commercial food preparation. Customers must be protected by requiring home restaurants to meet the same codes as all other restaurants. (5) Customers are not necessarily from the neighborhood, but are attracted from all over. Safety and security of the neighbors and the neighborhood are a concern. (6) People purchased residential homes to live in them, not to be disrupted by a business. Ask yourself how you would like to live in a

home next door to a house visited by a thousand plus customers per week.

The people living in a residential neighborhood are also Ann Arbor tax payers and deserve to have the City look after their interests.