

**Subject:** Master Plan: Residential Zoning Issues

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**From:** Nancy Leff

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**To:** Planning <Planning@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Eyer, Jen <JEyer@a2gov.org>; Disch, Lisa <LDisch@a2gov.org>; Harrison, Cynthia <CHarrison@a2gov.org>; Mallek, Jon <JMallek@a2gov.org>; Watson, Chris <CWatson@a2gov.org>; Radina, Travis <TRadina@a2gov.org>; Ghazi Edwin, Ayesha <AGhaziEdwin@a2gov.org>; Briggs, Erica <EBriggs@a2gov.org>; Cornell, Jenn <JCornell@a2gov.org>; Akmon, Dharma <DAkmon@a2gov.org>

**Cc:** LoBuPa

**Subject:** Master Plan: Residential Zoning Issues

Greetings,

I would like to make you aware that residents of Ann Arbor are organizing around the proposed Master Plan Zoning changes regarding the creation of a new residential neighborhood zoning code that would apply to every area of Ann Arbor that currently has one of the several residential zoning codes (e.g. R1D, R2D, R4C, etc.). We are gathering input from our association members and meeting to consolidate and present our concerns. I plan to attend tomorrow's, Mar. 4th, Planning Commission meeting to speak.

The vast majority of comments from our association, Lower Burns Park, have been that this plan is seems to be a "boiler plate solution" put forth by the consultant company hired by the city, and needs further discussion and input from the community. We are compiling a summary of our residents' feedback (no attribution to the feedback will be given, but we have the attribution that can be provided if requested by the city and if the resident(s) give(s) permission to be identified). We will be sending that to you in the next few days. There are of course residents who are fully supportive of this plan and their voices will/must be included. Opposing voices are important to reach compromise.

We are not NIMBYS and most of our residents express serious worries that our city already caters to the upper middle class in issues of housing equity. The promises of the city and developers to include affordable housing in approved projects has NOT materialized. We want diversity in our neighborhoods within all parameters: racial, religious, ethnic origins, income, gender identity, home ownership, renters (STR and LTR units), and small, locally-owned businesses. And in fact, our neighborhood does a decent job with respect to most of these parameters. The glaring exception is with respect to housing affordability! We are preparing a map of our neighborhood organization that will indicate the status of each building within our borders - the map will show the diversity that does exist in Lower Burns Park (aka LoBuPa) with respect to the mentioned parameters.

The bullet items listed here are my **personal** wish list of issues that must be renegotiated in the master plan for residential areas:

1. SETBACKS: maintain current or slightly modified setback requirements

2. BUILDING HEIGHTS: Limit height to two story height
3. SOLAR ROOFTOP: New builds must accommodate any building with existing rooftop solar - this is NOT negotiable.
4. LOT COMBINATIONS/LOT SUBDIVISIONS: Severely limit lot combinations/subdivisions. Must be lower and upper limits to the final lot size, whether combining or subdividing lots. Breaking up large lots into smaller ones and combining many small lots into large ones are both problematic. In LoBuPa - do not permit any lots to be subdivided and limit lot combinations to a max of two lots.
5. AFFORDABILITY: Guarantees that affordable units will be built as part of each residential new build. What is the city's definition of affordable? How will the city establish the affordability guidelines? How will the city GUARANTEE that these "affordable units" go to the people who work in Ann Arbor, are full time residents, paying taxes, sending their kids to our schools, and not temporary residents who have no vested interest in establishing long-term community relationships?
6. INFRASTRUCTURE: Provide specific plans that will address the infrastructure issues - increased garbage, increased traffic congestion, increased wear and tear on already crappy streets, increased sewage and run off problems, decreased natural sunlight into homes and yards needed for solar and mental health, individual home owner food gardens and rain gardens.
7. ENVIRONMENTAL & HABITAT IMPACTS: How are the city's environmental goals and programs met with this new plan for more housing density? To me it seems this plan is in opposition to the mission of sustainability, affordability, and conservation of natural resources in our local neighborhoods.
8. How does this plan keep any neighborhood with owner occupied single family homes from being purchased by developers and eliminating ALL single family homes, replacing them with multi-unit buildings? This will result in the total loss of "neighborhoods" - where you develop long term, productive and caring relationships, where people know and care for each other, you can call on a neighbor for help, you can assist those trying to age in place in their homes, and the list goes on. LoBuPa will be a PRIME target for this sort of redevelopment.

Nancy Leff

1512 Montclair Pl.

Ann Arbor, MI 48104

734-730-5581

Member of Lower Burns Park Neighborhood Association (aka LoBuPa)