

Subject: OHMHA Input to Nov. 1 Planning Commission Public Hearing on Plymouth Road TC1 Rezoning
Attachments: OHMHA Input on Plymouth RD TC1 Rezoning .docx

From: Wendy Carman

Sent: Wednesday, November 1, 2023 9:08 AM

To: Planning <Planning@a2gov.org>

Subject: OHMHA Input to Nov. 1 Planning Commission Public Hearing on Plymouth Road TC1 Rezoning

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I am writing today as the President of the Orchard Hills-Maplewood Homeowners Association (OHMHA) representing over 500 homes.

This community and the Bromley community just to the west of us were established in the early 1960's as middle-income homes. At that time there was no U.S. 23 at the eastern edge of Ann Arbor, no Huron Parkway, no shopping centers, no Huron high school. Before Bromley was opened in 1961, Plymouth Road was still a country road making its way down to Broadway. Much of the land in this northeast quadrant of the City was still farmland with wooded portions, and considerable wetlands and a high water table. What was developed at that time were a few large parcels containing research and development companies considered by the FHA to be a risk to residential neighborhoods and thus affecting the ability of prospective home buyers to receive loans without big buffers between them and the new homes.

Today these thriving family neighborhoods are 15 to 20 minute walkable neighborhoods with access to 4 shopping centers, medical offices, banks, and bus lines.

OHMHA is a neighborhood organization that has been active for over 55 years. The many goals of the association include preservation of green space made up of significant natural features, buffering between our neighborhood and non-residential development, addressing serious safety concerns associated with traffic circulation given the limited sight distances when exiting both Georgetown and Prairie, and serious problems with stormwater.

When there was a construction boom in the 1980s, our association negotiated with developers to ensure that these above issues were addressed. OHMHA participated when and wherever possible in getting issues addressed in City-initiated development agreements, PUDs, and private covenants. We negotiated and signed 100-year reciprocal covenants on the First Martin parcels adjacent to our homes. We worked with neighbors of the future Hoffmann building at 3055 Plymouth Road to arrive at 100-year covenants that benefitted both OHMHA residents, Bromley residents, and the Dolfin pool. We were signatories to 100-year covenants on the Green Road property previously owned by the Kojaian development group now owned by Oxford.

The owners of these 3 properties have been good neighbors, not only honoring the restrictions, but maintaining an attractive presence. The covenants have provided not only appealing green space, protections for wetlands and for the Traver and Miller's creeks, and complimented the landscape of the North Campus; but they have preserved the possibility that the backyards of adjacent homes will not be shaded by tall buildings and ensured that those owners have an opportunity to install their own solar panels. They make this part of the Plymouth Road Corridor an attractive, welcoming entrance to North East Ann Arbor.

We have heard that First Martin has requested that their Plymouth Park property be removed at this time from the list of properties to be rezoned. If that is true, we applaud the First Martin company for making this important request.

We fully expect that these 3 sets of covenants will be upheld until at least 2080. The covenant limitations on these 3 properties mean that they are inconsistent with TC1 zoning. Therefore, these properties are not suitable for TC1 zoning.

We understand that the TC1 zoning category is already on the books and could be a tool to further certain laudable goals. However, we ask that these 3 properties be removed from the list of properties to be zoned TC1.

Respectfully,

Wendy J Carman

President