

Subject: Input for Nov. 1 Planning Commission Public Hearing on Plymouth Road TC1 rezone

From: JACK CEDERQUIST

Sent: Tuesday, October 31, 2023 4:27 PM

To: Planning <Planning@a2gov.org>; Song, Linh <LSong@a2gov.org>; Watson, Chris <CWatson@a2gov.org>

Cc: JACK CEDERQUIST

Subject: Input for Nov. 1 Planning Commission Public Hearing on Plymouth Road TC1 rezone

Dear Planning Commission, Planning Staff and Ward 2 City Council members,

With respect to the proposed rezoning of 3055 Plymouth Road as TC1:

The 3055 Plymouth Road property has a Declaration of Building and Use Restrictions, dated June 2, 1980, with Amendment, dated October 6, 1980. These restrictions are stated to be valid and binding for a period of 100 years from their date.

The restrictions include:

a maximum above ground building floor square footage of 18,000 square feet and a maximum basement square footage of 9,000 square feet,
uses of the basement are restricted to non-commercial storage by building occupants, rest rooms, elevator and mechanical systems,
greenbelts of 50 feet on the east and 40 feet on the west and north,
80% opacity of summer screening in the greenbelts,
screening of roof top equipment and of any trash area,
non-glare exterior lighting
and maintenance of a pedestrian walkway to Briarcliff Street.

These restrictions were negotiated in good faith with the Hoffmann family, developers of the site and of the 19 homes on Ardenne Drive. Signers to the documents include 13 homeowners on Georgetown Boulevard and 11 homeowners on Prairie Street. The future owners of the 19 homes that were soon built on Ardenne Drive and the Dolfen Swim Club (to the west) are also included as parties to the Restriction Declaration.

In addition, the property has two holding ponds along the Plymouth Road boundary and both receives and discharges storm water into Miller's Creek. Any changes to the property must manage storm water and protect the Miller's Creek natural asset.

In view of the above restrictions and obligations, the 3055 Plymouth Road property is not suitable for TC1 rezoning. I suggest two options:

1. Remove 3055 Plymouth Road from the list of properties to be rezoned TC1 or
2. Amend the Restrictions before TC1 rezoning to make the property suitable for rezoning. However, amendment requires that both the Hoffmann family or their assigns and 75% of the beneficiaries listed above agree to the amendments.

Thank you for considering this input to your decision process,
Jack Cederquist
2145 Ardenne Drive, Ann Arbor, Ward 2