

12/20/2021

The Honorable Mayor and City Council & City Planning Commission

Regarding : Mill Creek Townhomes Rezoning: Community Center Replacement and Infill Apartments

This letter is to speak against rezoning 3202 & 3002 Chelsea Circle, Ann Arbor for the following reasons:

1. The developer proposed change does not improve or enhance the surrounding neighborhood. The proposal does not include any community/neighborhood benefit. The petitioner outlines the corporate benefits. And how proximity to Mary Beth Doyle Park resolves complaints about loss of green space.
2. The proposed infill will be three (3) stories tall. The zone is predominately residential, with a few variances along the main roads. This writer identifies no residential dwelling units or commercial buildings taller than two (2) stories in zone 1210. Three (3) story elevations will set a precedent inconsistent with the surrounding residential neighborhood.
3. The 62.62 acres of Mill Creek Townhomes is a large footprint within zone 1210. This proposal is a "Trojan Horse". Allowing the rezoning and the construction of these 102 apartments, opens the way to demo and replace at 50% higher density the entire property. That outcome is completely incongruent with the neighborhood.
4. As proposed, the design elements of these apartments are minimalist. These are uninspiring stacked "motels". The developer suggests these offer "something new and some new property choices" to the neighborhood. Other than density, they fail to contribute to AZero. No solar, no exceptional insulation/ energy efficiency. No handicap accessible units. Parking provides for the bare minimum required parking. These units are to be built on the current communities' green space and technically meet open space requirements of the higher density zone only if the rezoning is approved for the entire 62.62 acres, not just the new build area. As noted in the prior City Master Plan development in this neighborhood requires "thoughtful sensitivity". It is open space oriented residential, and the properties need sound mitigation due to noise from the interstate and the airport flight paths.

If approved, it opens a pathway to dramatically transform the entire ambiance of the neighborhood. There are other zoning options available. R4B is too much.

We urge this rezoning request be denied.

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