

Subject: Comments for Official Opposition to Proposed Rezoning (REZ26-0005)

From: Shannon Nelson

Sent: Monday, May 4, 2026 12:17 PM

To: Planning <Planning@a2gov.org>

Subject: Comments for Official Opposition to Proposed Rezoning (REZ26-0005)

Research into the property records (BS&A online), the lot sizes, property tax use, parking, runoff, construction, "affordability", and the A2CLT board member/Treasurer who sold the lots to A2CLT, has highlighted several significant concerns. We are opposed to the rezoning until some of our questions are answered, a depiction of the layout of the homes that includes the sq ft of each and parking, is provided and the details of the construction are available.

Lot Sizes

Each lot acres are 0.138, combined 0.28 acres. They are quite a bit smaller than all other lots this organization has already purchased. The lot sizes, individually or combined, are in no way large enough for 4 homes and parking. This would change the character of the neighborhood dramatically if it's even possible to build the homes they are proposing. I would like to note that Mrs. Lorenz was unable to provide us with any pictorial layout of how these homes and parking with be laid out. The sq ft of the larger home was also not available.

For a comparison, there is a picture of a home on the Public Hearing Notice of an adjacent home (249 S. Wagner, see attached image with orange arrow) which has the same lot acres (0.138) and contains a 1,134 sq ft single family home with enough parking for 2, possibly 3, small cars and a small backyard (no garage). The applicant plans to build two homes on each lot of the same size as 249 S. Wagner, with parking.

At the last meeting, the Executive Director of A2CLT was unable to provide us with the sq footage of the larger home but said the second home would be 800 sq ft "accessory dwelling" which is a condominium. We were not informed that the rezoning was for the purpose of combining the 2 lots and building multi-family homes.

Parking & Safety

The homes will somehow include parking. However, if each larger home has two cars and the smaller ones have one car, that's six cars they have to fit on those lots. If they have guests or more cars there isn't any readily available places for them.

There is no street parking and across the street are businesses with private parking. The road behind the lots are narrow dirt roads (pretty much one lane) that already have some parked cars full-time for those homes on small lots or when a home has 3 or more cars or guest parking. There are no sidewalks or streetlamps in the neighborhood or on Jackson Rd (speed limit is 45 mph). Walking to and from their cars will not be safe on a high traffic road, especially at night or in the winter.

As an aside, during the last meeting with A2CLT, none of the residents that attended were in favor of having sidewalks installed. It's a high cost decision and added maintenance for homeowners on S. Wagner Rd.

Tax Allocation Concerns

We were told at the last meeting that the property taxes that sustain their jobs will **not** go toward the city but will instead be used to pay off A2CLT's loans. That isn't acceptable in my opinion. Especially when no information on who the loans are from was available.

The Executive Director of A2CLT sold her and her lots to A2CLT. It would be nice to know that the property taxes aren't being paid back to her considering she has a newly built home on part of those lots and sold the others to A2CLT for an amount that I have not verified yet.

Zoning and Neighborhood Character

This high-density shift from the current single-family residential zoning may negatively affect traffic, drainage (runoff towards adjacent homes), and the overall character of our community.

Sale of the Lots

Doug Selby, Board Member and Treasurer of A2CLT, purchased both lots in 2021 for \$50,000 each (the previous sale was in 2019 for \$9,25.00 per lot). Mr. Selby sold them to A2CLT in 2024 for \$80,000.00 each (\$30,000 per lot increase/profit). It's troubling that the treasurer is personal profiting from a land sale to the organization whose goal is to provide housing to those that can't afford it.

At our last meeting, we were told that Mr. Selby had an offer from someone interested in buying the lots and that is why they paid him so much for it. That was all the information Sophie Lorenz had. The assessed value of each lot is \$31,300.00 and the land value is \$65,500.00.

At that time I was unaware that Mrs. Lorenze had also sold all of the Scio Church Rd lots to A2CLT.

Affordability of the Homes

I grew up in low-income and section 8 apartments. We also rented the second bedroom in 2 bedroom apartments and shared that one bedroom. These were in Ypsilanti, MI as even then we could not afford to live in Ann Arbor (30+ yrs ago).

A \$215,000–\$225,000 home is NOT affordable, especially when the cap comes off and the taxable value greatly increases. Their mortgage will increase every year to compensate for the rising property taxes.

The "home owners" are limited to a 10% increase when/if they choose to sell the home (A2CLT has the right to first refusal), regardless of how long they have lived there. As with most mortgages, and especially with an FHA loan, the majority of their mortgage will be paying off interest. This means that the homeowner is very unlikely to build equity they can use or generational wealth.

Construction

One lot and part of the other are on a very high slope. We are concerned about runoff and damage to our home during and after construction. Sophie Lorenz was unable to tell us how they plan to mitigate this issue. It seems that building on these lots will be very cost prohibitive when the point is to provide affordable housing.

Also, these homes being built directly on a major road will redirect traffic for a significant amount of time. Some of that traffic will run through our neighborhood full of narrow dirt roads and no sidewalks.

In short, A2CLT was not able to provide any basic information about what, where and how these two homes and accessory dwelling/condominiums will be built. Apparently, no homes have been built yet, outside of Mrs. Lorenz Executive Director of A2CLT's home so we cannot envision the homes by viewing

any other builds. There is not adequate information available for us to approve of the rezoning or builds. I believe having the basic information is a must before the rezoning can be approved.

Lastly, the public hearing notice does not have the correct lots highlighted. It should be the two empty lots above 249 S Wagner.

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Shannon Nelson

215 S. Wagner Rd

PUBLIC HEARING NOTICE

TUESDAY, MAY 5, 2026, AT 7:00 PM

The Ann Arbor City Planning Commission will hold a public hearing in the Council Chambers of City Hall at 301 East Huron Street for the following request:

225 and 235 South Wagner Road Rezoning (REZ26-0005) – A petition to rezone two residential parcels totaling 0.28 acres from R1D (Single-Family Residential) to R2A (Two-Family Residential). Both lots are currently vacant. The applicant wishes to build two principal dwelling units per parcel. Ward 5.

225 and 235 S Wagner Rd

This notice has been mailed to all property owners, occupants, and registered neighborhood associations within 300 feet of the request.