

Subject:

Comments on Draft Comprehensive Plan - May 16, 2025

From: Susan Morrison**Sent:** Friday, May 16, 2025 10:35 AM**To:** Planning <Planning@a2gov.org>**Subject:** Comments on Draft Comprehensive Plan - May 16, 2025

Dear Planning Staff and Planning Commissioners:

I am writing to strongly object to the proposed increased density in single family (low density) residential districts in the draft Comprehensive Plan. I have been a homeowner in Ann Arbor's 5th Ward for over 40 years. The draft plan at p.108 notes that residents prefer developments "that align with the existing scale". But contrary to that acknowledged preference, which I share, the plan proposes to allow 3 stories and large footprint developments -- e.g., cottage courts, quadplexes, "no limit on number of homes" (p.109), etc., which does not align at all with the scale of height and massing of buildings in many single-family residential neighborhoods, including mine. My area does not currently have 3-story structures, just a mix of 2-story and one-story houses, and so allowing 3 stories and large footprint developments would be totally out of scale and incompatible, along with creating negative impacts of more impermeable surfaces, and destruction of green spaces and large trees that are irreplaceable. And, this proposed density change won't create more affordable housing. As we've seen, developers are tearing down modest homes and replacing them with high-priced homes/condos. Please don't destroy the small city feel and charm and scale of Ann Arbor that caused many of us to choose to live here in the first place. Please leave the zoning and planning of single family residential areas as they currently are.

Susan Morrison
5th Ward