

Subject:

Comments regarding Draft Comprehensive Land Use Plan

From: Robin Moran**Sent:** Tuesday, October 7, 2025 2:36 PM**To:** Planning <Planning@a2gov.org>**Cc:** Johnny Moran <moranj@umich.edu>**Subject:** Comments regarding Draft Comprehensive Land Use Plan

Dear Members of the Ann Arbor Planning Commission:

We are writing to express our grave concerns with Ann Arbor's Draft Comprehensive Land Use Plan (Plan). We are concerned that this Plan will drastically harm the makeup of our neighborhoods. The only ones who will benefit from this Plan are real estate developers – who will buy-up and destroy single-family homes and in their place build gargantuan 3-story tri-plexes which take up entire lots, while doing nothing to ensure affordability.

We bought our home in the Orchard Hills/Maplewood subdivision 27 years ago. We chose this location to raise our three children because it is a fabulous family neighborhood, within walking distance to Sugarbush Park and Thurston and Clague schools. Over the years as our neighbors have moved on, we've so enjoyed seeing new families move in to enjoy the same quality of life we've enjoyed. Unfortunately, the Plan's vision of new zoning for our neighborhood threatens to destroy this quality of life. By changing zoning to allow for 3-story tri-plexes and reducing setback requirements, you would be allowing these new structures to essentially take over the entire lot – no one in a single-family home wants to live next to such a monstrosity. Further, the Plan does nothing to address parking, infrastructure, sewers, or ensure the preservation of tree canopy and the greenspaces/gardens/yards of existing lots which are critical for nature/wildlife and urban cooling. Moreover, such zoning is not allowed under the homeowners' Covenants in our neighborhood.

The new zoning would do nothing to address the Plan's goal of affordability. With such zoning changes, the likeliest scenario is that when single-family homes are put on the market, greedy real estate developers will outbid families every time, and there's no guarantee that the tri-plex units they develop will be affordable. This scenario would lead to those families moving further away from Ann Arbor to find an affordable single-family home, while destroying the neighborhood for existing families like ours who've worked so hard over the decades to make our neighborhood as desirable as it is today. This is not what we signed up for. It's egregiously unfair to rezone existing neighborhoods in ways that threaten our quality of life.

We hope you will consider these concerns and revise the Plan to not allow the zoning of 3-story triplexes in the Orchard Hills/Maplewood subdivision. At a recent neighborhood meeting we attended, it was clear that most people had never heard about the severe implications of the zoning recommendations in the Plan. We strongly urge you to go back to the drawing board and seek deep, broad and meaningful public engagement before pursuing the Plan further.

Thank you.

Sincerely,

John and Robin Moran
3476 Richmond Ct.

Ann Arbor, MI 48105