

William M. Kelsay  
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November 20, 2016

Jacqueline Beaudry  
City Clerk of Ann Arbor  
Larcom City Hall  
301 E. Huron  
Ann Arbor, MI, 48104

RE: Weber property

Dear Ms. Beaudry,

I am writing today to express my vehement opposition to the proposed rezoning changes from R1C to R1E; which would amend 5:14 Ch. 55 Title V promoting large square footage homes on small acre lots on the Weber property. I predict four problem areas with this development: increased traffic volume on Packard Road, breaking with the neighborhood plat of Green Lea Subdivision and Kensington Farms I and II, not in spirit of encouraging greenspace development within the city limits and differs directly with encouraging high population density downtown, while leaving larger lots in the neighborhoods of Ann Arbor.

I have lived on Easy St for most of my life, watching while traffic conditions have become onerous at many hours of the day on Packard. Many streets including Easy have become regular cut through routes for many drivers. The proposed Weber development may have sufficient housing and resident numbers that warrant another traffic signal causing; more frequent trips down side streets to avoid the traffic lights on Packard and more delays on Packard due to the increased number of residents (average of 2.3 cars per house) in the Weber development.

The current plat in the Green Lea, Kensington I and II, and neighboring areas contain primarily one story homes on quarter acre or larger lots. The proposed deviation from the established plat in the area would reduce the value of the surrounding existing homes and the charm and aesthetics of the established neighborhoods. By leaving ordinance as-is the lot size will remain consistent with the houses in the vicinity and property values will remain stable or on the rise.

Ann Arbor is known for developing green areas and resisting poorly planned and profit oriented urban sprawl. We were the second city in the nation to have a greenbelt policy which ensured the preservation of nature based spaced for residents of Ann Arbor and Washtenaw County to use for generations to come. Making sure the zoning ordinance is not changed will allow for greenspace to be planned and incorporated in the Weber development project.

Ann Arbor City Council has promoted policies which promote density at the city center, while allowing neighborhoods to remain uncrowded in nature. Allowing the Weber development under a revised zoning ordinance to proceed would be contrary to the current urban planning philosophy of Ann Arbor.

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Ann Arbor at its core is about open, green and safe spaces to live, work and play.

Thank you for your time, attention and action.

Sincerely,

A handwritten signature in black ink, appearing to read 'William M. Kelsay', with a long horizontal flourish extending to the right.

William M. Kelsay

Attention: City Clerk and for 301 E Huron St, ANN ARBOR MI, 48106

Hello,

My name is Jason Mann and I live at 2765 Canal Street in a house adjacent to the property in question. I would like to start by saying I am not opposed to re-zoning or development on a persons private property and I respect an individuals right to be able to do what they wish within the law

That being said I am ~~opposed~~<sup>protesting</sup> against + Approving this proposal for several reasons

- ① potential impact of 56-83 new houses and the estimated 112-166 new cars to an already overloaded and commonly congested area
  - (a) the impact on police response time
  - (b) the response of fire
  - (c) the response of EMS
- ② Environmental Impact: Dissent has been expressed from several residents ~~and~~ that this ~~is~~ will strip the land of all vegetation
- ③ Impact of additional families to the school district
- ④ No actual site plan has been submitted to can change
- ⑤ total loss of privacy due to 2 story houses and small backyard set backs - ranches all around with 15'

Thank you for your time & consideration

A handwritten signature in cursive script, appearing to read "Jason Mann". The signature is fluid and somewhat stylized, with a long horizontal stroke at the end.

Jason Mann

Attention: City Clerk 2nd floor 301 E Huron St. Ann Arbor MI 48104  
There are many reasons I would like to protest the rezoning of 2857 Packard rd.

① The rezoning would be harmful for the environment

- As it is now, driving down Packard during rush hour is nearly impossible. This rezoning will only worsen this congestion that currently exists.

- It will take more time + money to drive to your destination

- The price of this rezoning will be more congestion, dirtier air, further road deterioration, more accidents and even possible fatal with left hand turns.

② The rezoning will likely double (if not more) our current population between Packard and Platt

- do we have the means to accommodate this?

- Police, fire, paramedics → are they properly staffed for this increase?

- schools → can our local schools accommodate this increase in population?

- electricity
  - ↳ our neighborhood already suffers from frequent power outages
- flooding
  - ↳ can't the summers accomodate this congestion
  - ↳ our streets suffer as it is currently.

- ③ Lack of Privacy is a main concern
- with the proposed building proposal there will be double story homes 10 feet from our back fence looking down into our single family homes
  - also 2-3 of these two story homes are plotted to be built per yard
  - This doesn't seem ideal with all the young kids we have in this neighborhood.

Please take these concerns to heart when considering this rezoning.

Sincerely,  
Laura Mann