

William M. Kelsay
2672 Easy St, Ann Arbor, MI, 48104 * 734.417.7068 * wmkelsay@comcast.net

November 20, 2016

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

2016 NOV 21 PM 2:50

CITY CLERK
REC'D

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". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

William M. Kelsay

November 20, 2016

Shelley Properties, LLC
P.O. Box 455
Escanaba, MI 49829

City of Ann Arbor, Michigan
P.O. Box 8647
Ann Arbor, MI 48017-8647

Re: Rezone Weber Property
Proposed Ordinance No. ORD-16-20

To Whom it May Concern,

As the holder of a land contract on 2869 Easy Street, Ann Arbor, Michigan 48104, Sidwell No. 09-12-03-404-047, I wish to state for the record that Shelley Properties, LLC, protests the amendment of the Weber Zoning from R1C (Single-Family Dwelling District) to R1E (Single-Family Dwelling District).

Regards,



Terry J. Frankenstein, Member
Shelley Properties, LLC

November 16, 2016

Ann Arbor City Council
301 E. Huron Street
Ann Arbor, MI 48107

Robert and Kathryn Waissi
2735 Carmel Street
Ann Arbor, MI 48104

Re: Rezoning of the Weber Property/2857 Packard Road from R1C to R1E.

Dear City Council Members,

We are writing in response to the letter received from the City of Ann Arbor on October 26th, 2016 regarding the rezoning of the Weber Property at 2857 Packard Road. Our home is within 100 feet of the property. We strongly encourage you to NOT approve the rezoning of this property.

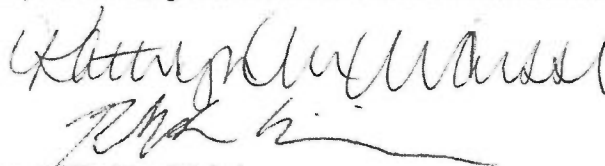
This property is one the remaining pieces of land within city limits. It is home to multiple deer, mature trees, and a historical farm house. On any given day we have seen and experienced deer, exiting from the property, running in front of our car on Packard Road. They have also become a permanent fixture in the neighborhood. Just this Halloween there were many deer spotted wandering through the neighborhood while children were trick or treating. What will happen to their home if you tear it down? Where will they go?

We have attended meetings with the builder and we feel this is nothing more than trying to cram in as many homes as possible on a small piece of land just to make money. This is NOT "affordable housing", as the builder has suggested. At one meeting he indicated the homes would start at \$280,000. Who considers this affordable?

The traffic on Packard Road has progressively gotten worse over the years. It can take a person anywhere from 5 to 10 minutes just to turn out of the neighborhood from Easy Street or Cumberland Road. What is the city planning on doing with the extra traffic that would be caused by the building of these homes? It was just a two years ago (September 2014) that a student was hit while trying to cross Packard Road on her way home from school. Since then the traffic has not gotten better and this will only make it worse.

Fifty six, two-story homes on a piece of property roughly a third of the size of the properties in the adjacent neighborhood is extremely dense for this area. There are no other neighborhoods (prior to 2016) in Ann Arbor with the R1E zoning. We can see no reason other than the builder trying to make money, that this rezoning is necessary. Once you change this zoning, you have set precedence in the city. We urge you to consider the concerns of the homeowners in the area. We are being attacked on both ends of our neighborhood. With County Commissioners proposing to develop the old juvenile center on Platt Road into affordable housing and now this on Packard, we need to pull in the reins and look at the overall impact to an already overtaxed infrastructure.

Thank you for taking time to read this letter and listen to our concerns.



Robert and Kathryn Waissi