

Subject: Opposition to The Dean zoning change

From: FRANK JACOBSON

Sent: Tuesday, December 2, 2025 7:50 PM

To: Planning <Planning@a2gov.org>

Subject: Opposition to The Dean zoning change

I am the owner of 538 S. 5th Avenue, in Ann Arbor. I strongly oppose the proposal to accord a D1 zoning change to the 9 parcels at the end of the block, for The Dean, on 5th Ave and Madison.

I previously had agreed to sell my property for the Packard project, last year, which included a plan to build a large apartment complex that spanned almost the entire block. According to the builder, the Planning Commission reneged on a promise to accord a D1 zoning to that project, such that the builder pulled out. I suffered a huge financial loss, as a result.

If now, just months later, the Planning Commission makes only these 9 parcels -- the least desirable on the block -- a D1 zoning, it would be a capricious decision, intended to only profit a specific owner of most, if not all, of the parcels.

That sort of piecemeal approach to development of this area is reckless and harms the financial interests of all the other owners nearby.

The city needs to carefully examine the entire future developments which it wants to draw to the entire block and, if necessary, make the whole block D1.

That way, better proposals for use of the entire area will be attracted.

If a 14-story building is constructed just on these 9 parcels in an "L" shape, it will inhibit other projects for the rest of the block, due to the odd configuration.

I strongly object to the proposed zoning change.

Frank R. Jacobson