

NORTHBURY CONDOMINIUM  
ASSOCIATION

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734-222.9379 Fax: 222.9378  
[Northbury@sbcglobal.net](mailto:Northbury@sbcglobal.net)

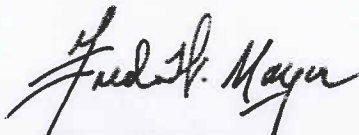
13 August 2015

Jacqueline Beaudry  
Clerk, City of Ann Arbor  
301 E. Huron Street, Second Floor  
Ann Arbor, MI 48104

Dear Ms. Beaudry:

Last week, the Board of Directors of Northbury Condominium Association approved the letter, dated 12 August 2015, opposing the rezoning of the Nixon Farm South Property, and authorized Mary Anne Drew to submit the letter on behalf of the Association.

Sincerely,



Fred W. Mayer  
Vice President, Northbury Condominium Association

Members of the Board of Directors of Northbury:  
Mary Anne Drew, President  
Frederick W. Mayer, Vice President  
Ward Bissell, Secretary  
Ronald Durbin, Treasurer  
Scott Kennedy  
Mary Vinovskis  
Robert Owen

2015 AUG 14 AM 10:18  
CITY OF ANN ARBOR  
CITY CLERK  
REC'D

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12 August 2015

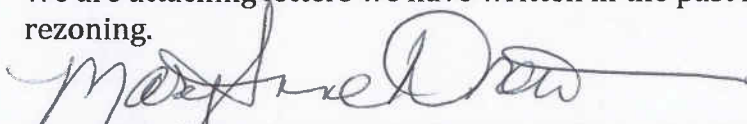
In speaking about the election results this week, Mayor Taylor said, "Ever since I was elected in November, I've been focusing on providing basic services of the city and taking real progressive steps to improve residents' quality of life. I think that was the message and vision that voters ratified today."

If that is true, we urge Mayor Taylor and members of City Council to listen to the residents living in the Northeast who will be adversely impacted by the rezoning of Nixon Farm North and South Properties to R4A. While we not opposed to the development of these properties, we are concerned the proposed design is not compatible with other developments in the area, and we feel that this must be addressed. Specifically we object to the wall of buildings along Nixon Road, South of Dhu Varen, and request that it be softened either by the creation of more generous landscaped areas between some of the buildings or set back behind a more effective landscape buffer along Nixon Road. Also we would like to see the proposed units distributed more evenly between Nixon Farms South and Nixon Farms North. Additionally, we are worried about how the ever-increasing traffic will be handled. It is of paramount importance that this be determined prior to any rezoning. This development in the Traver Creek watershed with the resultant loss of wetlands and the likely water incursion problems that will occur in adjacent neighborhoods is an additional area that requires attention.

We at Northbury have been working over the last few years to become more responsive to the environmental challenges we are all facing. Although the city espouses their environmental leadership position, we feel that the position is more reactive than proactive. Why not address these issues before any project is approved so that remediation is not required?

We urge the Mayor and City Council to listen to their constituents and to not approve the rezoning until there can be assurance that the issues of greatest concern (neighborhood compatibility, wetlands loss, and traffic congestion) have been constructively addressed.

We are attaching letters we have written in the past regarding the parcels being considered for rezoning.



Mary Anne Drew, President of the Northbury Condominium Association,

**With respect to the vote by City Council on August 17, 2015 we are objecting to the rezoning of the Nixon Farm South Property**

2015 AUG 12 PM 12:02  
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CITY CLERK  
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