

April 2, 2018

City of Ann Arbor

Planning Commission

City Planning Staff

Subject: Comments regarding SEU for 3152 Packard Provisioning Center

Dear Commission,

I am a proponent of medical marijuana provisioning centers. However, I have the following concerns regarding this particular Special Use site:

Economic and operational impacts to surrounding businesses:

1. May's Bilingual Preschool is about 210 feet from the Special Use, on the other side of the street; the preschools building front and playground face the Special Use site entrance with line-of-sight. Speaking with the owner of the school, they are already experiencing negative impacts due to proximity of the Special Use business; multiple clients (parents) have concerns with having their kids in line-of-sight of the Special Use.
2. Faber Piano Institute is about 250 feet from Special Use site, corners the same street, with the main entrance facing the direction of the proposed site. The owner has also described similar issues as Mays Bilingual Preschool to my neighbor.
3. Kil's Family Martial Arts school is about 130 feet from the Special Use, down the sidewalk. Kil's business works with kids and adolescents; they also feel that the specific site location is improper for school businesses in the immediate area.
4. Shared parking lot is already frequently at capacity (please see attached photo, taken last week). The parking load for the Special Use site appears to be estimated only by square-footage of site, without consideration to the closure of the nearby dispensary on the same street 450 feet away. I do not understand how the new site will absorb the shift of patrons from the old site upon closure (due to 600ft rule).

Character and enjoyment of the surrounding residential neighborhood:

1. Our residential neighborhood (R1C district), shares a conflicting land use border with the Special Use site (C2B district). Consideration upon the bordering residential district was not given within the Special Use Application, in fact states:

Q3 Answer: "The neighboring parcels are also in district"

Q4 Answer: "The use is consistent with neighboring properties as they are also retail based establishments"

2. Banfield Bar entrance is about 60ft from the Special Use entrance; an associated smoking station is situated at the rear of the building, facing residential lots, and about 1 foot outside the parcel of the Special Use
  - a. Noise is already a significant problem for residences close in proximity to the smoking station. It is not hard to foresee an increase in intensity of use at the smoking station, impacting the enjoyment of surrounding residential lots.
  - b. There are issues with the site for my own property such as: smell, the increase in commercial security lighting due to increased alley use, trash thrown over fencing (including baggies), smoke station line-of-site with my own property (bedroom, living room, deck and portion of backyard) and an increase in events that comes with increasing use of a bar alley. I believe a further increase in intensity of use will affect enjoyment of my own property.
  - c. The smoking station is about 1 foot outside of the Special Use parcel, the location is setting up for future code compliance issues.
3. The neighborhood is a beneficiary to Mays Bilingual Preschool and Faber Piano School; a decrease in site suitability for these businesses will be detrimental to our neighborhood. Not only are these types of businesses important to the immediate character and enjoyment of our neighborhood, they also help to shape the neighborhood over the long term; kids learning multiple languages is a good thing in our area, as is the availability of high quality music education.

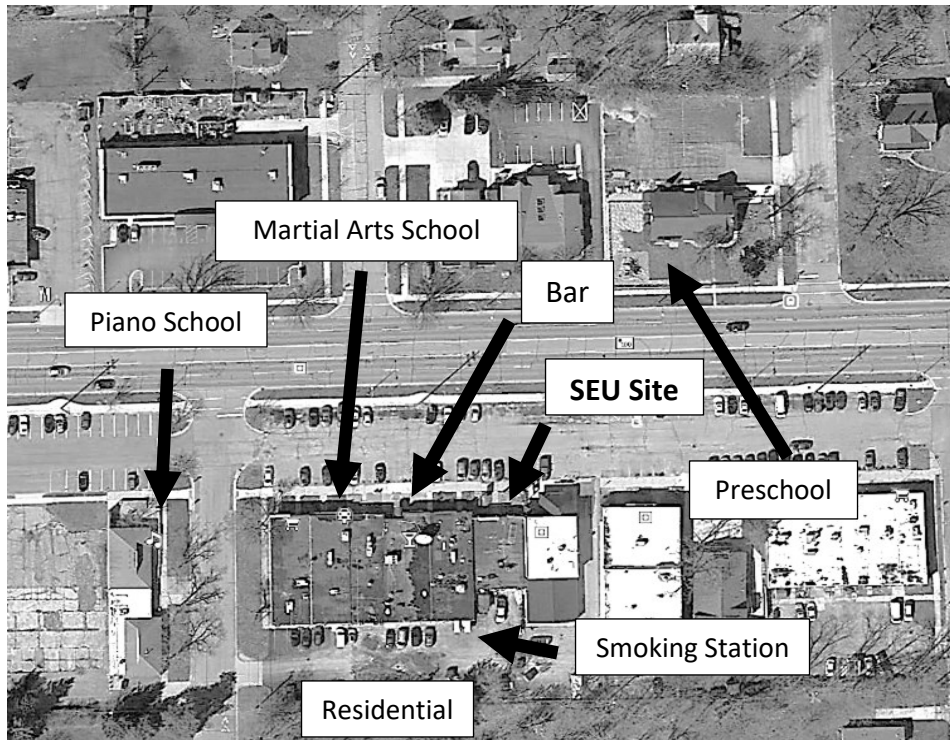
Sincerely,

Ryan Rank  
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*Locations immediate area of SEU 3152 Packard site*



*Parking is often already at capacity - 03/30/2018*