

For the R2A Discussion

Planning Commission:

I think it would be an excellent idea to decrease the lot size requirements for R2A from 8,500 sf to 5,000 sf. This will allow for additional infill in some very desirable locations in Ann Arbor.

It will allow for more new housing units, for sale or for rent, instead of the 14-20 story units in D1 district that continue to be constructed. Also, the units that would be constructed with the change in R2A will also be substantially less expensive as what we see in D2 district (Kerrytown). This is because of the decrease in construction costs. Not needing complicated storm water retention, fire suppression, and large quantity of structural steel.

It will also allow for non-conforming lots to be conforming (duplexes that do not have the 8,500 sf lot sizes) and also the possibility of lot splits which increases tax revenue for the City Ann Arbor.

The only negative I see is the "house behind the house" visual, but this is happening throughout the R1 district (Ann Arbor Hills), with lot splits, and is a fact we must live with to increase density within Ann Arbor.

Sincerely,



3/1/2021

Peter Deininger, Ann Arbor Resident