September 2, 2024

To: Ann Arbor Planning Commission

Ann Arbor Planning Commission Members

CC: Tim Loughrin, Robertson Homes

From: Ivan Chen. Country Place Condominium Association

RE: Scio Church Development Proposal SP24-0007

Summary of Concerns Regarding Robertson's R4E Zoning Application

1. **Inaccuracy of Transit Corridor Status:**

- Initial Assumption: The proposed development was believed to be in or near a transit corridor.

- Clarification: Documentation reveals that Robertson's site is not in a transit corridor.

- Code Compliance: The Unified Development Code (UDC) specifies that R4E zoning is for parcels along signature transit corridors, which this land is not.

2. Density and Compatibility with Surroundings:

- High-Density Requirement: Robertson claims their proposal meets the City's requirement for high density.

Incompatibility: The area mainly consists of R2 and R1 single-family homes, and the high density is deemed inappropriate.

Robertson's Intent: It is suggested that the R4E zoning be sought to allow the construction of 35—or 40-foot-tall townhomes, fitting 75 homes on approximately 5 acres with roof-top patios.

3. Consistency with City Policies and Plans:

- Planning Staff's Position: Staff claims that R4E zoning is consistent with City policies, even absent a transit corridor.

- Discrepancy with UDC: Such a designation contradicts the clear intent of the Unified Development Code.

- Neighborhood Impact: There is concern that Robertson's plan needs to minimize adverse effects on adjacent properties.

4. Potential Aesthetic and Functional Issues:

- Comparative Example: Concerns based on the appearance and density of the Robertson's Waters Road project.

- Perception: The development may resemble a crowded apartment complex.

5. Suitability for Proposed Residents:

- Target Demographics: Robertson aims to attract professionals, empty nesters, and students with 3-bedroom townhomes.

- Practicality: Questions arise about the appeal for empty nesters needing three bedrooms and potential use by students.

- HOA Bylaws: Robertson has yet to confirm if specific rental restrictions, such as those applied to Waters Road, will be implemented for this development.

In conclusion, the Planning Commission is urged to:

- Reevaluate Robertson's R4E zoning application, the inconsistencies with UDC, and the absence of a transit corridor.

- Address Neighborhood Compatibility: Assess the high-density proposal's fit with the surrounding single-family residential zone.

- Consider Resident Concerns: Consider the opinions and expectations of longstanding community members and seek substantial modifications to the proposal before approval.

Sincerely,

Ivan Chen

9/2/24