

**From:** [rob@nottellin.net](mailto:rob@nottellin.net) <[rob@nottellin.net](mailto:rob@nottellin.net)> **On Behalf Of** Rob & Kelly Reynolds  
**Sent:** Monday, April 30, 2018 9:08 AM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>; CityClerk <[CityClerk@a2gov.org](mailto:CityClerk@a2gov.org)>  
**Cc:** Smith, Chip <[ChSmith@a2gov.org](mailto:ChSmith@a2gov.org)>; Warpehoski, Chuck <[CWarpehoski@a2gov.org](mailto:CWarpehoski@a2gov.org)>; CityCouncil <[CityCouncil@a2gov.org](mailto:CityCouncil@a2gov.org)>; Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>  
**Subject:** Lockwood of Ann Arbor PUD Zoning District and PUD Site Plan for City

WE RESPECTFULLY REQUEST THAT THIS EMAIL BE INCLUDED IN THE MAY 1, 2018 PLANNING COMMISSION MEETING PACKET AND READ AT THAT MEETING

To the Planning Commission of Ann Arbor:

We are writing - as many others have and are - to express our vehement opposition to the Lockwood rezoning request. COMMON SENSE says this building does not belong in the middle of a neighborhood of single family homes and next to a city nature area. Common sense says this parcel was zoned RIC for a reason and should remain a residential area for family dwellings.

Your studies may say the development will **work** on the property, based on questionable conclusions at best, but does it **belong** there? *Definitely not*. The building does not fit with the character of the neighborhood. Contrary to your Planning Commission Report, it WILL have an adverse impact on the quality of life and monetary value of many if not all of the homes in the Sister Lakes neighborhood - especially the western (Westover Hills) portion. Westover Hills is already cut off from the main neighborhood by the vacant parcel - this development will only exacerbate the situation. This development is also contrary to the Master Plan, despite the creative wording in the staff report before you.

To be clear, we are not against development of the parcel - just against this ridiculous, out-of-place Lockwood development. That parcel should contain single family homes and serve as an extension of and connector for the existing neighborhood. The Lockwood development will effectively cut the neighborhood in half and leave the western part orphaned in a sea of commercial or semi-commercial (Lockwood) properties. We did not sign up for this when we purchased our home almost 20 years ago.

The report mentions the lack of attendance at community participation meetings, as if to indicate that neighborhood residents don't care about this significant change. That is simply not true. Many of us were unavailable for the initial meeting, and the developer has refused to hold a second Citizen's meeting or officially meet with us after making significant changes to their plans. The statement about the April 18 2018 meeting is also misleading - word of that one only came through word of mouth - the developer *lied* about distributing notices - we only found out the day before> The meeting itself was a disappointment mess of lies, condescension, and lack of specific, important information. This development has indeed increased community participation, with the reactivation of our neighborhood association the holding of numerous, well-attended meetings about this project. The submitted petition attests to the fact that a majority of Sister Lakes residents are against this out-of-place development.

Our understanding is that Planned Unit Developments are to involve residents in the planning process early and often. That has not happened. The developer held the one obligatory meeting, then made extensive changes to his plans and refused to seek any additional feedback from residents. A second Citizen's Participation Meeting was certainly called for given the new plans included a significant increase in encroachment on the western part of the neighborhood.

In closing, we know others will cite the many additional, valid reasons this development does not belong and the rezoning request should be denied. For brevity, we won't repeat them here. We only ask that you apply common sense to this request and actually look at what this huge 3-story building will do to the existing neighborhood. Picture what it would look like up the street from where you live, separating you from your

neighbors. Picture this development in place of every neighborhood school or park in Ann Arbor - would it fit and belong there? No.

This zoning change and the resulting development will adversely impact the Sister Lakes neighborhood. Approval of the rezoning request is not appropriate and should be denied until a developer proposes a project in keeping with the character of the existing neighborhood.

Sincerely,

*<signed>*

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cc: Mayor Christopher Taylor, Ann Arbor City Clerk, Councilman Chip Smith, Councilman Chris Warpehoski,  
Ann Arbor City Council