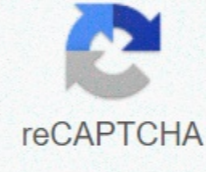




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## Ann arbor zoning r2a

Updated on June 18, 2013As you know, planning staff have been working on a review of the R4C and R2A zoning by-laws since early 2009. The staff led a very good public engagement process and the citizens' committee made important recommendations. Unfortunately, these recommendations have been modified by planning staff and current proposals to revise the R4C zoning district include significant changes. The email below is from Nancy Leff, who is active in the Neighborhood Group Lower Burns Park. It asks for assistance in opposing staff recommendations when these recommendations deviate from the Citizens' Committee's report. Importantly, the Lower Burns Park area holds a short meeting at Rose White Park (Stadium Blvd, one block east of State St.) on Sunday, June 23 at 5:00 p.m. Please intend to attend and/or write to your Council representatives to express their opposition to staff proposals that do not take into account the recommendations of the Citizens' Committee. I did not attach the documents that Nancy sent with her email. Instead, these documents are available by clicking on the links at the end of this email. From: NancySent: Friday, June 14, 2013 3:48pmTo: lowerburnsparkneighborhoodassociationSubject: Proposed R4C Rezoning- Meeting Sunday June 23 at 5pm Rose White ParkHi LoBuPa and Others,We would meet, 30 minutes maximum, Sunday, June 23 at 5 p.m. at Rose - White Park (located between white st. and E. Park Pl. on Rose St. just north of Stadium Blvd next to the new Stadium Bridge) to discuss the potential zoning change for student housing that the City Council will soon vote on. Bring your own folding chair if you need a seat and pen to sign a petition. The petition is attached as: We'll reject the establishment and designation of a new student area category and reject the proposed no limit on lot combinations for the proposed student area category, as part of the recommendations of the Ann Arbor City Planning Committee R4C-R2A The Planning Commission wants a specifically designated student zoning category and unlimited lot size combinations in this proposed new zoning category. Can you come to hear a quick discussion about the pros and cons? If you are convinced that this is not a good idea for the neighborhood, we will have the petition for you to sign asking the City Council to reject the proposal of the Planning Commission to designate and define an official district of student zoning without lot size combination restrictions as follows: 1. Planning Commission recommended report by the CAC setting the maximum size of lot combinations - 6525 square feet of lot. The Planning Commission recommends not having the maximum lot size for R4C combinations. Instead, the Commission will at some point draft standards under which the Commission and the Council can make judgments on a case-by-case basis2. The Planning Commission proposes a new zoning for a mapped area that heavy with student rental houses. This zoning would have different standards, or even premiums, to allow flexibility to meet the market. I (Nancy Leff) was a member of the R4C-R2A Citizen Advisory Committee (CAC). We have met many times in almost two years. The Committee did not make any suggestions or recommend a designated student zoning category, nor did we propose unlimited combinations of lots. Instead, CAC agreed on a maximum lot combination size to prevent the combination of lots in large parcels. Here are three points that were copied word for word from the R4C R2A document of ALL focus groups, (which is attached and included student comments, Neighborhood associations, real estate agents, landlords and managers of rental properties, UM focus groups, homeowners, tenants, among others) and contradict the zoning proposed by the Planning Commission and the lot combination: Support the Central Planning Plan (CAP) and comply with the zoning objectives of the plan - CAP protects the interests of the neighbourhood and is quite good as it stands. Respect the objectives of the CAP. Protect, preserve and enhance the character, scale and integrity of existing housing, recognizing the distinctiveness of each neighbourhood. In some neighbourhoods, rental housing reflects the character of the neighbourhood. New construction and additions should fit into the scale and character of the surrounding neighborhood, I urge you to read this material and consider what it means for residents (homeowners and tenants) who live here, for owners/property managers of small single-family type homes that are rental and income properties, and how the character of the neighborhood is likely to change because of this proposed zoning. We will discuss these issues at the meeting. If you are not able to attend and if you agree that these two aspects of the proposal should be eliminated: Please print a copy of the petition, Sign it, scan it, and email it to me at: todnanelff@comcast.netOr drop off a signed copy at my house: 1022 Granger Ave (pink stucco house at the corner of Golden and Granger) Or simply send an email to the effect that you support the petition Please pass this message on to other groups or organizations that might be interested. Thank you for your consideration. Nancy Leff Graydon Krapohl1022. Granger Avenue 1502 Golden Ave. See the attached R4C-R2A proposal approved by the Planning Commission and will present to City Council for a vote in the very near future: Report of the R4C R2A on April 5, April. This is the link to the city page on the R4C-R2A study: is a link to the recent annarbor.com article on proposed zoning changes for LoBuPa and how high-rise developments can change the nature of urban neighborhoods such as ours: links to Nancy's documents:R4C-R2A Staff Report Group Summary of Proposed Changes in Opposition to Proposed Changes 30, 2011 update. Without notice to the Committee's community members, it was announced that the Advisory Committee was not in a position to agree on the recommendations for the R4C and R2A zoning districts. This article from the Ann Arbor Chronicle and the comments that follow the article describe the conclusion of the Committee's work. Wednesday, January 26, 2011, from 6 p.m. to 8 p.m. The R4C and R2A Zoning Advisory Committee will meet at the lower level of the downtown library. Planning staff will make preliminary recommendations for changes to the zoning order. Neighborhoods and landlords have large areas of agreement, but the end product is in question because others have strong ideas about what should happen in these zoning districts. Click here for the city's R4C/R2A web page. Recommendations R4C/R2A - Recommendation report of the R4C/R2A zoning study. R4C and R2A Zoning District Study Advisory CommitteeIn a resolution adopted at the August 6, 2009 Council meeting, the Council established an advisory committee to study the R4C and R2A zoning districts. The resolution provided that the Planning Commission and planning staff would be directed here to work with the public to provide the City Council with a report and recommendations for possible changes to the ordinances to the residential neighborhoods of the central area, in accordance with the outlines and annex of the attached process. The Citizens' Advisory Committee met eight times: September 22 at Cobblestone Farm.November 09, 2009; January 21, 2010; April 21, 2010; June 24, 2010; August 24, 2010;?? November 29, 2010.The notes of each meeting are placed on the R4C/R2A web page connected to the bottom of this page. The Council has appointed the following persons on the R4C and R2A Zoning District Study Advisory Committee: - City Council Representative (1): Tony Derezinski - Representative of the Planning Commission (1): Jean Carlberg - Property Rental Representative (1): Chuck Carver added 9/6/09- Representative of each neighborhood (2 from each ward): 1st ward: Ilene Tyler, Dave Merchant 2nd Ward: Wendy Carman, Carl Luckenbach 3rd Ward: Ellen Rambo, Michelle Derr 4th Ward: Julie Weatherbee, Nancy Leff 5th Ward: Ethel Potts, Anya DaleClick her to visit the City's R4C/R2A web page. Ann Arbor's proposed zoning changes would stop future projects such as City Place, a 24-unit, 144-room student apartment complex that is taking shape here on Fifth Avenue, just south of downtown. To pave the way for City Place, the developer combined several properties to reach an area of 53,579 square feet and demolished seven-century-old houses that stood on the way. Ryan J. Stanton AnnArbor.comDevelopers in Ann Arbor may soon have a harder time demolishing homes and building large apartment projects in neighborhoods near downtown. A three-year report has been issued by the City's R4C/R2A Zoning District Study Advisory Committee recommending a series of zoning changes. In particular, the report recommends a limit for lot combinations in the city's R4C zoning district, a multi-family residential area that surrounds the downtown core. The report proposes to limit the maximum area of combined land in the R4C District to 6,525 square feet, which is the area required to allow three residential units. Urban planner Matt Kowalski said in the future that stopping projects similar to the controversial City Place, a 24-unit, 144-room student apartment complex taking shape on Fifth Avenue. Urban planner Matt KowalskiRyan J. Stanton AnnArbor.com In order to pave the way for City Place, the developer combined several properties to reach an area of 53,579 square feet and demolished seven century-old houses that stood on the way. With the limitation of lot combinations, once it's put in place, it would absolutely stop any project, whether it's City Place or even a smaller 10,000-square-foot building, Kowalski said. Without the ability to combine lots and the maximum of 6,525 square feet, which we recommend, it would pretty much eliminate any possibility of that. City Place, because it complied with the city's existing zoning ordinances, was considered a common law project, so that city officials — even if they did not like the project, and even though the neighbours protested it furiously — felt that they could not stop it. The project, approved by the City Council nearly three years ago, was the origin of the R4C/R2A Study Committee in 2009. City Place is now nearing completion and is expected to welcome University of Michigan students as tenants by this fall. The Board appointed members to the Advisory Committee in September 2009, but did not hold its first meeting until December 2009. The committee has sometimes had difficulty consensus and was criticized for not coming back with recommendations earlier. But at a working session of the Planning Commission on Tuesday evening, Kowalski's 16-page report was welcomed. It seems to be a great report, said Planning Commissioner Erica Briggs. It's exciting to look at the issue and see how much work has been done and how much consensus there seems to be. It was a huge and controversial project, and really, I mean, it's a few years later, but I think there are some really strong recommendations here. Kowalski, who authored the report based on the committee's findings, acknowledged that it was a longer process than some would have liked. But I give a lot of credit to the committee, he said. It's not a simple thing. I think R4C is one of the most complicated and diverse districts we have there. The report is now in the hands of the Planning Commission and it is interesting to get some of the recommended changes to the zoning order quickly from the City Council. I would like to think that we could speed things up and draft an ordinance, said Planning Commissioner Kirk Westphal. Maureen Sloan, CEO of the Builders and Remodelers Association of Greater Ann Arbor, said her group has no strong position anyway on the proposed zoning changes. Of course, we believe in private property rights, so if someone owns private property, we don't want it to be too restricted, she said. But most of our members are not building new developments in the city right now. We have a lot of remodeling going on. Jeff Helminski, the promoter behind City Place, could not be reached for comment. Helminski was also the promoter of The Moravian, another controversial student apartment proposal near the city centre that was rejected by the city council in April 2010. In addition to lot combinations, the report recommends a number of other zoning changes, including some that remove incentives for developers to build five- and six-bedroom apartments. The City Place project consists almost entirely of six-bedroom units. Kowalski said there has been a move to six-bedroom rental units throughout R4C, which includes properties around downtown and in student rental areas near Packard Street. Even old single-family homes and things like that, they all go to six bedrooms, he says. It is not as if we are limiting the five and six rooms — we do not increase the area needed for them, Kowalski added. So you can always do them, you just need more surface area. Tony Derezinski, Council Member and Planning Commissioner, D-2e Arrondissement, sponsored the resolution in early 2009 that 2009 arranged for the Planning Commission and staff to work with the public to provide the council with a report on potential zoning changes in the central region. Ryan J. Stanton AnnArbor.com I think there's a lot of interest in what's going on here, Derezinski said. I think the product will end up being changes in the zoning order, because it's a lot of work if it's just another report on the shelf, and no one wants that. The city's R4C (multi-family) and R2A (single-family) zoning districts were established in 1963. Although the initial charge was to take a look at both R4C and R2A, Kowalski said, it was discovered that many of the issues of concern are not necessarily in the R2A neighborhoods. Thus, the report focuses almost exclusively on the city's R4C zoning patches. R4C is really a broken district, said Wendy Rampson, Planning Manager. Kowalski acknowledged that there are many other issues in the R4C neighborhoods that the report does not address because the committee did not have the time or because it was not the mission. He mentioned concerns about garbage and the noise of student parties. The Planning Commission heard from Ethel Potts and Wendy Carman, two of the 12 members of the Advisory Committee, during Tuesday's working session. Carman said the existing zoning imposed on R4C neighborhoods unfortunately meant that owners and developers had to combine lots to build something new, which meant demolishing or changing the character of the neighborhood. The committee and the community were absolutely unanimous in trying to preserve the character — the streetscape from what is there, she said. We wanted to reduce the incentive for six-bedroom apartments because they are only really usable for students. The Advisory Committee recommends that no changes be made to the setbacks or open space required for the R4C District. It believes that maintaining the current retail requirements will help reduce the size of new construction and additions by keeping the space open and preventing larger additions closer to the property line on some existing non-compliant structures. At some point, the report is what it is, Potts said. I don't think it would be difficult for you to go directly from the report to the prescription reviews. Ryan J. Stanton covers government and politics for AnnArbor.com. Reach it ryanstanton@annarbor.com or 734-623-2529. You can also follow it on Twitter or subscribe to e-newsletters Newsletters. Newsletters.

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