

Subject: Woodbury Gardens Proposed Rezoning
Attachments: 20260120_woodbury_rezone_comment.pdf

From: Matt Undy
Sent: Tuesday, January 20, 2026 2:53 PM
To: Planning <Planning@a2gov.org>
Subject: Woodbury Gardens Proposed Rezoning

Attached is a .pdf of my comments on the proposed rezoning of Woodbury Gardens, 1310 Wisteria/Woodbury Gardens Rezoning (REZ24-0008) and 1310 Wisteria Site Plan (SP24-0013) for the public hearing on Wednesday 1/21/2026.

Thanks

Matt

January 19, 2026

Matt Undy
1387 Coler Rd.
Ann Arbor MI 48104

This is in reference to the rezoning request "1310 Wisteria/Woodbury Gardens Rezoning (REZ24-0008) and 1310 Wisteria Site Plan (SP24-0013)"

I own 1387 Coler, Lot 15 South Park which directly abuts the property that proposes the zoning change. I do not recommend approval of the zoning change of the parcels directly abutting the properties zoned R1D.

Keeping this area zoned R3 keeps the intent of keeping this space as a buffer to the housing projects in the TC1 zoning explicitly mapped out, a change to the TC1 zone rules won't automatically change the use of this area. I would approve this zoning change with the parcels within 250 feet of the R1D zones remaining R3 and a variance granted in the TC1 zone to allow building full height within the R1D zone to the R3 zone border. Since the R3 zone and the TC1 zone are owned by the same entity, any effects of the full height building on the TC1 zone to the R3 zone are borne by the single owner of both properties while explicitly protecting the rights of the owners of the R1D properties.

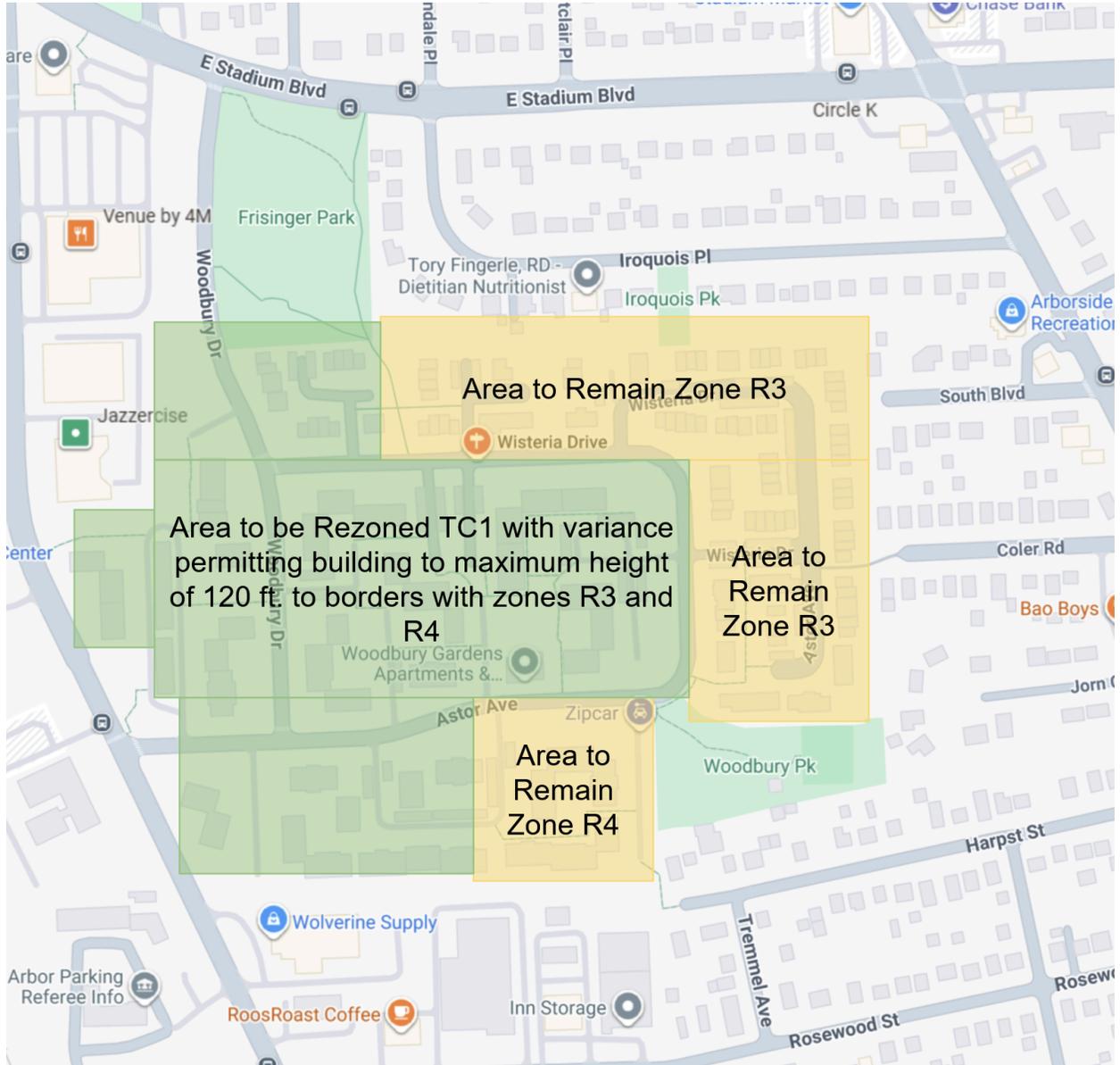
Though with the present definition of the TC1 zone this has the same effect as zoning the entire parcel as TC1, it explicitly protects the rights of the adjacent R1D property owners to not have tall structures encroach on their property. The owners of the R3 zoned property would have to request additional rezoning to change the use of this land from what is currently proposed in this project.

I would approve rezoning the property as shown on the map on the next page.

I also note that this area is not considered in the zoning master plan for rezoning to TC1 and that the businesses in this area provide services to the more dense areas of the city as well as supplies to businesses providing services in those areas. Having this space convenient to the more dense parts of the city and affordable to these businesses keeps services within the city affordable. If businesses providing services are spending twice as much time traveling to more rural areas of the county to get supplies to complete jobs then both the costs of those services goes up and the number of jobs the limited number of skilled individuals providing these services can complete goes down. Some large scale housing development in this area is probably appropriate but caution must be used to keep the area affordable to the businesses that support the city.

Sincerely

Matthew Undy



Proposed Alternative Rezoning to Address Concerns.