
From: Dee Lamphear
Sent: Friday, July 3, 2026 11:37 AM
To: Planning; Lenart, Brett; City Council
Cc: woodburyzoning@ googlegroups.com
Subject: Written Comment — Woodbury Gardens Rezoning (REZ24-0008) and Site Plan (SP26-0003)

To the Ann Arbor Planning Commission:

I am submitting this written comment as a Ward 4 resident of 1307 Iroquois Place, adjacent to the Woodbury Gardens site. I spoke at the January 2026 public hearing and have been following along with the rezoning request and site plan re-submission.

At the January public hearing, one of the primary concerns raised by multiple members of the Planning Commission was whether rezoning this site to TC1 was appropriate. A key reason cited was that the property is not located on a transit corridor, as it is surrounded on three sides by residential neighborhoods. Several commissioners also noted that they wished that the Comprehensive Land Use Plan (CLUP 2050) had already been adopted so they could use it to guide their discussion of the rezoning request. At the conclusion of the hearing, the vote on the rezoning recommendation was split, and the request failed to receive the Planning Commission's endorsement.

Since January, the City has adopted the CLUP, which designates the Woodbury Gardens site as **Transition**, not **Hub**, on the Future Land Use Map. This designation is appropriate given the number of single family residential homes that surround the Woodbury Gardens site. In light of this designation, the City should **not** approve the rezoning of Woodbury Gardens from R3, R4, and PL to TC1.

On August 7th, 2008 Chris Taylor stated at a City Council meeting that Ann Arbor residents-specifically Ward 3 residents-wanted "an Ann Arbor that balances density and character and that embraces development, but insists (insists) that its impact not damage existing neighborhoods." That principle remains relevant today. The proposed development of the Woodbury Gardens development does not fit its location adjacent to established neighborhoods, and **three seven-story buildings** with a **five-level parking garage** have significant potential to negatively affect those surrounding neighborhoods.

The project Chris Taylor was referring to in 2008 was The Landmark, which was built on an actual transit corridor in the non-residential intersection of South Forest Avenue and South University Avenue. Although he and other Ward 3 residents opposed that project, it was still more consistent with a transit-oriented location than the proposal now being considered for Woodbury Gardens.

Most of my neighbors on Iroquois Place agree that Ann Arbor needs additional housing, and we are not opposed to redevelopment of the Woodbury Gardens site. However, any new development should

respect the constraints of the R3 and R4 zoning that was in place when the current owners purchased the property.

I respectfully urge the Ann Arbor Planning Commission to follow the framework established in the adopted CLUP and deny the request to rezone the Woodbury Gardens property to TC1.

Thank you for your consideration,

Dee Lamphear
1307 Iroquois Place