

From: [Sam Homan](#)
To: [Planning](#)
Cc: woodburyzoning@googlegroups.com; [Ever, Jen](#); [Akmon, Dharma](#)
Subject: Woodbury Gardens (REZ24-0008 and SP26-0003)
Date: Sunday, July 5, 2026 6:53:00 PM
Attachments: [Conditional Rezoning.png](#)

Dear Planning Commission,

I'm writing to you the proposed rezoning and site plan for Woodbury Gardens.

With the additional conditional zoning the applicant has offered, I don't oppose this zoning proposal *in principle* as presented this time. However, as someone who lives very nearby and walks through Woodbury Gardens every day, I do also think there are several improvements that could be made to the proposed project.

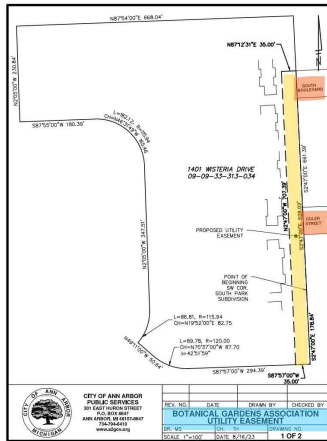
Since this is a *very* large site, and I've had many opportunities to think about it, I've created an annotated map with detailed descriptions below.



1. Utility Easement

The first (although admittedly tangential) issue I'd like to bring up, is one that affects me personally. The city has been trying to obtain a utility easement on the eastern edge of

Woodbury Gardens for a year now. Last summer, City Council passed [Resolution 25-1178](#) to acquire (including using eminent domain) a utility easement from South Boulevard to Woodbury Park. This easement would allow the water and sewer lines on South and Coler together to be looped together and eliminate the pump station on South.



I have asked several people in the city why this has not happened since this was authorized one year ago, but I've only received opaque answers. Still, I have been lead to believe Woodbury Gardens is dragging their feet on this. This project affects me in two ways as a long time resident on Coler.

- 1) Looping the water lines will hopefully improve the water quality by allowing better circulation and less silt in the water lines. Silt build up is especially bad on the terminal water line on South and the city has to regularly flush in the summer in the summer by opening the fire hydrant. Additionally, the city has to regularly inspect the sewage pump station on South. Looping the Sewer line will completely eliminate this by replacing the pump station with a gravity sewer.
- 2) Since the city will not entertain repaving Coler until this utility project is done, completing the water and sewer loop will allow the city to finally repave my street which is in very poor condition and riddled with potholes.

If nothing else, I would ask that the applicant make a commitment to expeditiously resolving this issue as a gesture of goodwill.

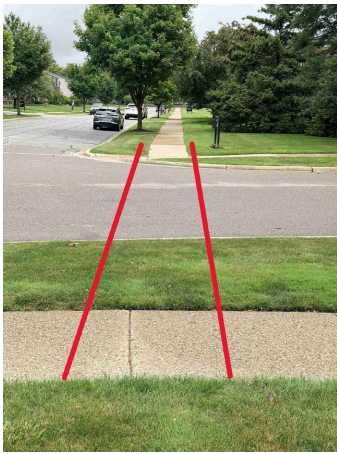
Coler looking to Packard:



2. **New Crosswalks**

As someone who walks through Woodbury Gardens daily, I would like to draw attention to the fact that there are a few missing crosswalks on the site. Several of these are "partial crosswalks" where there is a crosswalk on one side of a "T" intersection but the other.

Woodbury and Wisteria (South side, there is an existing north side crosswalk)



Woodbury and Astor (East side, there is an existing west side crosswalk)



Astor (North of Woodbury Park, there is a pedestrian curb cut on the south east corner, but not the north east corner.)

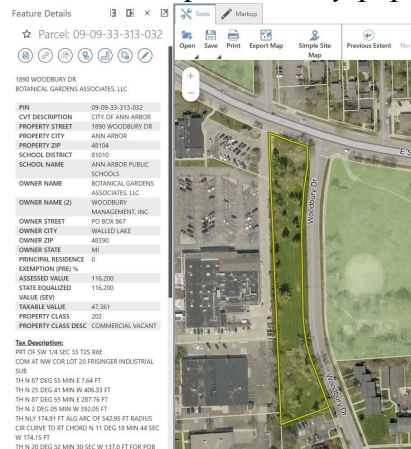


As part of the site plan for this project, I am simply asking for pedestrian curb cuts to be added at these three locations. (Note that all of these are in the public right of way and are NOT on private roads.)

3. **Parcel: 09-09-33-313-032 is Zoned PL and the Future Land Use Map Explicitly Calls for it to Remain Zoned PL**

This parcel is zoned PL and functions as part of Frisinger park. I'm speculating, but I suspect this was done this way so that it could function as part of Frisinger Park without donating the parcel to the Parks department and thus allow Woodbury to have an entrance sign on Stadium.

The parcel is likely too narrow to be developable, and barring a plan to develop it, should be excluded from the rezoning and remain zoned PL as called for in the Future Land Use Map. It is a *very* popular tailgating location on Football Saturdays.



Note that this parcel is explicitly called out to remain zoned PL in the new Future Land Use Map.



4. R3/Townhome Buffer

Woodbury Gardens was thoughtfully zoned the first time through in the late 60s with the townhouse R3 section providing a very nice density gradient between the R1 neighborhoods and the denser R4 sections of the property. The proposed conditional zoning of 35' height limit *and* limiting the uses of parcels 09-09-33-313-033 and 09-09-33-313-034 to only those uses in the R3 zone resolves my biggest objection to the previous zoning request. These are very large parcels and could easily accommodate non-residential uses should some future owner so desire. As I understand the issue, this new conditional zoning *functionally* leaves them zoned R3. I would prefer that they stay actually zoned R3, but given the poor design of the TC1 zone's stepbacks, I understand why it's needed for this project.

However, should this conditional rezoning be removed from the request, I would *strongly* oppose the rezoning.

June 25th, 2026

To Whom It May Concern,

With respect to the conditional TC1 rezoning request for Woodbury Gardens we the petitioners offer the following conditions:

Height limitations:

Buildings in an area of the site defined as being between 30 & 300 feet from adjacent properties with Residential zoning on January 1, 2026 shall be subject to a 35 foot height limit. This is in keeping with the height of the existing townhomes in this area.

Buildings in an area of the site defined as being between 300 & 600 feet from adjacent properties with Residential zoning on January 1, 2026 shall be subject to an 85 foot height limit.

Furthermore, in the area lying north of Wisteria Drive and east of Astor Avenue, currently used for townhouses, uses will be restricted to those uses listed as permitted in the R3 zoning category current as of this date (both primary and accessory).

This will allow for the appropriate redevelopment of the Woodbury Gardens property without any impacts to the currently existing.

5. Pedestrian Easement Needed to Harpst

This item is a bit of stretch, but I would like Woodbury to just investigate acquiring just the north east corner of the industrial lot at 1251 Rosewood. Likely nothing would come of it, but if an easement could be acquired here, it would greatly enhance neighborhood connectivity .

Having a proper road or even just a sidewalk here would allow for a proper connection to be made between Harpst and Woodbury. Currently there is only a very sketchy, but highly trafficked "goat path" between the two and anyone living on Harpst has no *direct*, legal path to Woodbury Park even though they live right next to it. to get to Woodbury Park legally, someone living on Harpst would need to go all the way out to industrial and come back into the site.

☆ Parcel: 09-12-04-201-007



1251 ROSEWOOD ST
ROSEWOOD ASSOCIATES

PIN	09-12-04-201-007
CVT DESCRIPTION	CITY OF ANN ARBOR
PROPERTY STREET	1251 ROSEWOOD ST
PROPERTY CITY	ANN ARBOR
PROPERTY ZIP	48104
SCHOOL DISTRICT	81010
SCHOOL NAME	ANN ARBOR PUBLIC SCHOOLS
OWNER NAME	ROSEWOOD ASSOCIATES
OWNER STREET	1251 ROSEWOOD ST
OWNER CITY	ANN ARBOR
OWNER ZIP	48104
OWNER STATE	MI
PRINCIPAL RESIDENCE	0
EXEMPTION (PRE) %	
ASSESSED VALUE	638,000
STATE EQUALIZED VALUE (SEV)	638,000
TAXABLE VALUE	552,442
PROPERTY CLASS	201
PROPERTY CLASS DESC	COMMERCIAL

Tax Description:

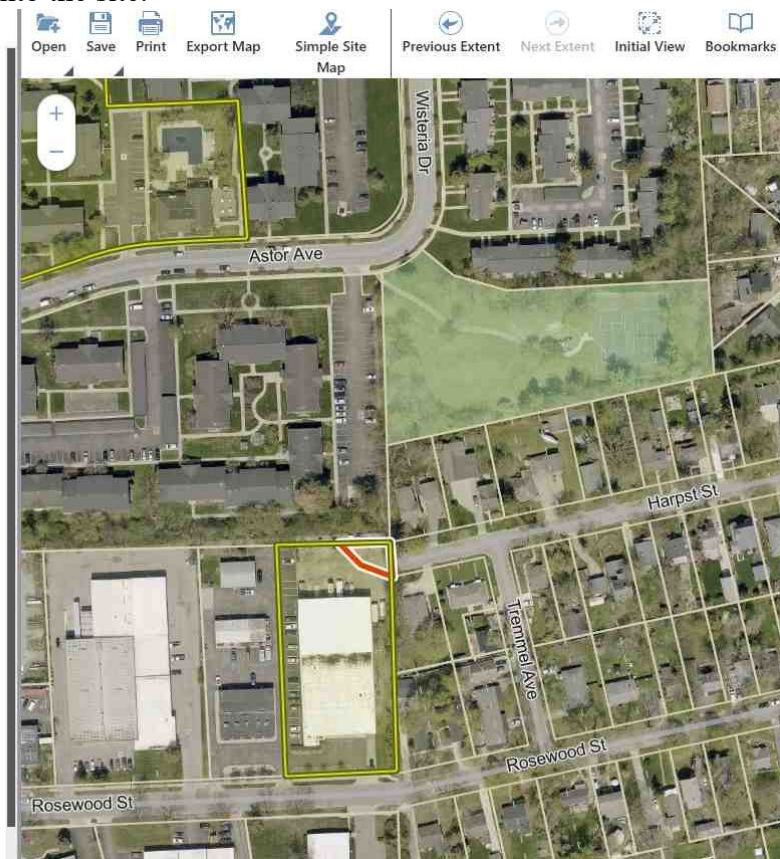
LOT 14 FRISINGER INDUSTRIAL SUB

Related Records

Sales Info (last 3 max) (2)

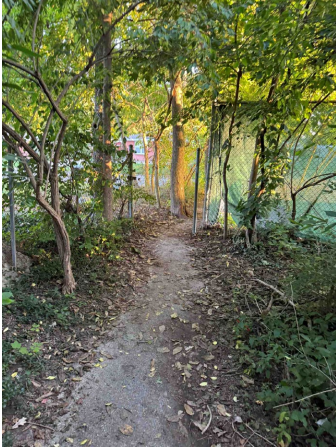
Drain Assessm >

☆ 07/12/2001 OTHER >



Here's what the current path looks like

To Harpst:



From Harpst



6. 1972 S. Industrial Ideal for Parking Garage

Finally--and this is not a show stopper, but it would be a massive improvement--I would ask the applicant to investigate acquiring the vacant lot at 1972 South Industrial and placing the proposed parking garage there rather than in the center of Woodbury. The parcel would likely need to be zoned P for this stand alone parking use, but it's the absolutely perfect place for a large parking garage.

☆ Parcel: 09-12-04-200-016

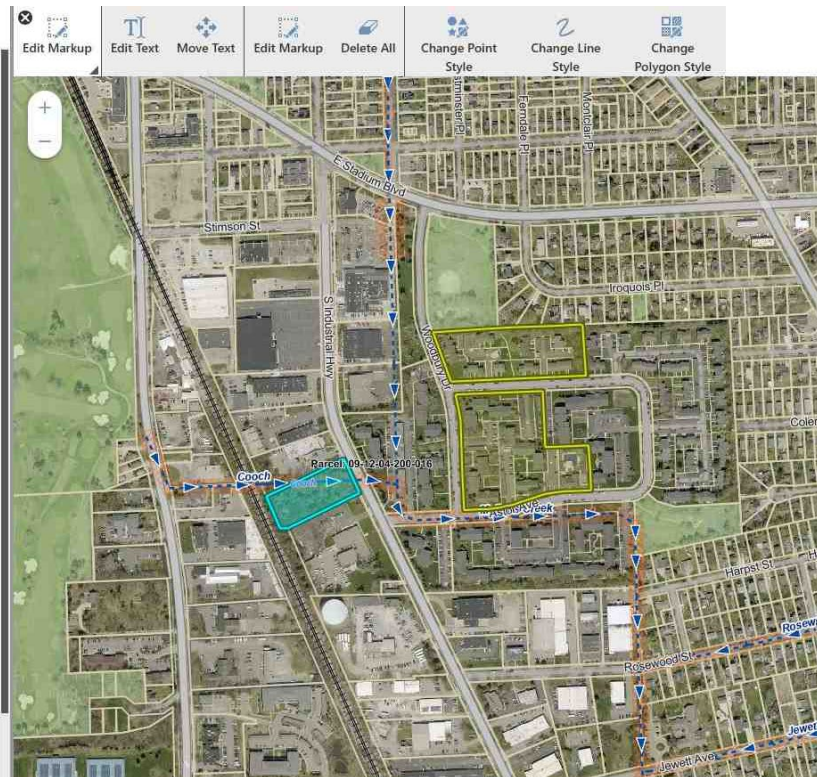


1972 S INDUSTRIAL HWY
K & K INVESTMENT CO

PIN	09-12-04-200-016
CVT DESCRIPTION	CITY OF ANN ARBOR
PROPERTY STREET	1972 S INDUSTRIAL HWY
PROPERTY CITY	ANN ARBOR
PROPERTY ZIP	48104
SCHOOL DISTRICT	81010
SCHOOL NAME	ANN ARBOR PUBLIC SCHOOLS
OWNER NAME	K & K INVESTMENT CO
OWNER STREET	1069 NOVI RD
OWNER CITY	NORTHVILLE
OWNER ZIP	48167
OWNER STATE	MI
PRINCIPAL RESIDENCE	0
EXEMPTION (PRE) %	
ASSESSED VALUE	138,800
STATE EQUALIZED VALUE (SEV)	138,800
TAXABLE VALUE	53,971
PROPERTY CLASS	302
PROPERTY CLASS DESC	INDUSTRIAL VACANT

Tax Description:

COM NW COR
TH N 87 DEG 57 MIN E 312.9 FT
TH S 23 DEG 27 MIN E 57.59 FT FOR POB
TH N 64 DEG 28 MIN E 384.44 FT
TH S 25 DEG 45 MIN E 170 FT
TH S 64 DEG 15 MIN W 358.33 FT
TH S 87 DEG 57 MIN W 35.44 FT
TH N 23 DEG 27 MIN W 157.2 FT TO POB PRT NW
1/4 SEC 4 T3S R6E



The lot itself is likely all but undevelopable for most conventional uses due to a county drain easement cutting through it at an odd angle. And it being next to the railroad and Army reserve center makes it...less than ideal for residential uses. But, if the parking garage were placed on it, it would free up even more space in the current Woodbury site for even more residential units.

Sincerely,
Sam Homan
1451 Coler Rd