

From: Katie De Voto
To: Planning; Lenart, Brett
Cc: City Council; woodburyzoning@googlegroups.com
Subject: Written Comment — Woodbury Gardens Rezoning (REZ24-0008) and Site Plan (SP26-0003)
Date: Thursday, July 2, 2026 11:26:11 AM

To the Ann Arbor Planning Commission:

I am submitting this written comment as a Ward 4 resident at 1408 Iroquois Place, adjacent to the Woodbury Gardens site. I spoke at the January 2026 public hearing and have followed this application through each submission.

This comment addresses the rezoning petition specifically, this is not a comment on the development proposal. The issue before the Commission is whether TC1 is the appropriate zoning designation for this site. Based on the City's own adopted documents, it is not.

Since January, the City adopted the Comprehensive Land Use Plan 2050. That plan designates the Woodbury Gardens site as Transition on the Future Land Use Map. The CLUP's own Zoning Plan chapter is unambiguous about what TC1 maps to: *"Transit Corridor and Downtown Zoning Districts (TC1, D1, D2): All properties designated as Hub."*

Hub and Transition are not the same category.

- Hub is "large-scale, high-rise," reserved for major transit hubs, downtown, and major intersections.
- Transition is a different designation, one that acknowledges the need for density calibrated to its surroundings.

Rezoning Woodbury to TC1 would assign it a Hub-level designation that the CLUP does not support for this site. No amount of design-level accommodation within the development changes the category the CLUP assigns to this location.

The developer may cite the CLUP's "Note About Category Transitions," which acknowledges some boundary flexibility. That provision addresses adjoining properties that may need to take on the category of a neighboring parcel. Woodbury's neighbors are Residential, not Hub. The flexibility clause, read in context, reinforces the case for Transition, not for TC1.

The Unified Development Code reaches the same conclusion independently

The UDC (Article II, Section 5.12) is equally clear. TC1's General Intent describes the district as intended *"primarily on established commercial and office sites, often with deep front setbacks, vast surface Parking Lots and lower Floor Area Ratios."* Woodbury Gardens is an occupied residential community, not a commercial or office site.

The UDC Specific Purpose Statement B(1) further states that TC1 *"should only replace other zoning designations in unique and rare instances where another zoning district is entirely surrounded by the specifically mentioned districts."* Those listed districts are commercial and

office designations. Woodbury is zoned R3/R4 and surrounded by residential zoning, not the listed commercial/office districts. The "unique and rare" threshold is not met, and the "entirely surrounded" condition is not satisfied.

The site's adjacency to industrial uses on South Industrial Highway does not satisfy this standard. The UDC requires a parcel to be entirely surrounded by the listed commercial and office districts, not merely adjacent to one on a single side. Woodbury's remaining boundaries abut residential zoning. Partial adjacency to an industrial corridor is not the same as being surrounded by the districts TC1 is designed to replace.

This concern was raised on the public record at the January hearing by neighbors who questioned the suitability of TC1 rezoning for an area currently zoned R3 and R4. The UDC language confirms that concern was well-founded.

This is a precedent-setting moment

This is one of the first major rezoning requests before the Commission since CLUP adoption. The Commission's own guidance states that comments are most constructive when they address City Code requirements and Comprehensive Plan consistency. Both the UDC and the CLUP point in the same direction: this site does not meet the criteria for TC1.

Approving TC1 for a site the CLUP designates as Transition, which is on a parcel the UDC's own purpose statement does not contemplate for TC1, would establish a precedent that undermines both documents from the outset.

I urge the Commission to apply the City's own adopted framework and recommend denial of the rezoning.

Respectfully submitted,

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