

Subject:

Woodbury Gardens Rezoning and Proposed Site Plan Questions

From: Patton Doyle**Sent:** Wednesday, January 14, 2026 7:49 AM**To:** Planning <Planning@a2gov.org>**Subject:** Woodbury Gardens Rezoning and Proposed Site Plan Questions

Dear Planning Commission and staff,

As a long-time local resident, small business owner, and a fan of development and mixed-use projects in particular, I'm excited to see continued densification of Ann Arbor. I'm trying to understand the full scope of what will be reviewed and (possibly) approved at the upcoming planning commission meeting regarding Woodbury Gardens (REZ24-0008). In particular, I hope to understand what powers the commission has to make additional requirements or requests of the developer. I understand you may not have time to answer them before or during the meeting.

1. Are the rezoning and site plan approved at the same time, or is the site plan merely one of many possibilities once the parcels are rezoned? How will the rezoning affect future by-right construction (in particular, in areas currently zoned R3 or PL)? Would the developer need to seek site plan approval for developments in these areas, or does future development (including modifications to the current site plan) become a by-right process?
2. Has the developer committed to including any affordable units in the proposed development? Can the planning commission add such a requirement as a condition for the modified zoning?
3. Has the developer addressed why they need a 300+ space parking structure for a development designed for and around the AAATA 5 & 6 bus routes? Are they providing any incentives for transit use? Can the planning commission add such a requirement as a condition for the modified zoning?
4. Has the developer addressed why their development is located in the center of the parcels rather than at the edge (either toward S. Industrial, or toward Packard with transit access via a reconnected Coler Rd. and South Blvd)? Can the commission require such a change (either via rezoning only some of the parcels, or via requirements to reconnect the street network)?

I'm excited at the possibility of a new, denser neighborhood (quite literally) in my backyard, but I am concerned that the development as proposed does not meet the spirit of the TC1 zoning district: "to realize mixed-use developments and achieve mixed-use corridors that support and sustain transit service as well as encourage affordable housing, enable more housing choices, more sustainable forms of development, with reduced resource and energy needs." (UDC 5.12.9.A). The project includes lots of housing but little else: no reconnected street grid, poor connection to both bus routes, no mixed use buildings, and it seems it would be better served with a rezoning to R4D or R4E rather than TC1. Indeed, the parcels do not meet the standard of the TC1 specific purpose statements: TC1 is "to replace the O, RE, ORL, C2B, C3, P, R5 and M1 districts [and should] only replace other zoning designations in unique and rare instances where another zoning district is entirely surrounded by the specifically mentioned districts." (UDC 5.12.9.B.1)

Thanks for your tireless efforts to reimagine the antiquated land uses of Ann Arbor. I hope my questions are constructive, and appreciate any answers you can provide.

Patton Doyle

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