

**Subject:** Zoning Changes

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**From:** David Gregorka  
**Sent:** Tuesday, April 14, 2026 10:15 AM  
**To:** Planning <Planning@a2gov.org>  
**Cc:** Briggs, Erica <EBriggs@a2gov.org>  
**Subject:** Zoning Changes

I'm totally opposed to the proposed changes to the single family zoning district definitions and requirements. First, this is being rushed thru under the rug as usual. Where is the city wide notice? I subscribe to all the city online notices and am the designated neighborhood representative, but never received a notice from the city. Bulldozing it thru again! This is deplorable.

The change to a 6 foot building separation is totally unacceptable. The current setbacks are really minimal and should be left intact. This change could result in buildings being so close it's impossible to legally place a ladder for maintenance without trespass, or even move between buildings. How can a building even be constructed? In addition, it's a fire hazard being so close. Use some common sense here. This requirement should NOT be changed.

Three family are NOT acceptable in these zones. Townhouses in R1 and R2 are too much. Two family in R1 is too much. There are plenty of existing locations currently zoned and more suitable for multi-family buildings without impacting residents who purchased homes with the understanding they would not have large, high density buildings next door.

Changing "single-family" to "moderate-intensity residential" without changing any the reasons, purpose, etc. is disingenuous. For example, this text in 5.11.2, "These districts are intended to encourage the preservation and continuation of the longstanding residential fabric in existing neighborhoods..." is, frankly, a lie. Similar wording exists throughout.

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