

**Subject:** Does draft future land use map shows my house in Transition district?

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**From:** David Warner

**Sent:** Wednesday, July 2, 2025 3:29 PM

**To:** Planning <Planning@a2gov.org>

**Cc:** Briggs, Erica <EBriggs@a2gov.org>; Cornell, Jenn <JCornell@a2gov.org>

**Subject:** Does draft future land use map shows my house in Transition district?

Greetings

I live at 1516 Dexter Avenue in Ann Arbor. This has been my home since the spring of 2004.

The drafts of the new Comprehensive Plan have spurred a number of questions for me. I will start with the most basic

1. Is my house in fact in the Transition District according to the draft land use map?
2. If yes, why? The only commercial zoning within a mile is the tiny island at the Dexter/Jackson/Huron point only one lot deep between residential on all sides. How can this warrant Transition status not only for these lots, but the lots across the street to the north? Help me understand this.
3. City staff already failed to adequately guide the redevelopment of a neighborhood commercial lot (formerly Mallek's) that used to house a neighborhood business (not open 24/7, minimal exterior lighting after hours, no light pollution in my bedroom window at night). City staff failed to apply adequately restrictive requirements for lighting and noise at night to reduce the 24 hour impact on neighbors. This new building is drastically different from Mallek's.
4. How would my property being rezoned to Transitional District and/or having the tiny commercial island at the Dexter-Huron-Jackson point rezoned going to impact me and my property? I cannot imagine it having a positive impact.

Sincerely,  
David Warner