



## MEMORANDUM

To: City Planning Commission

FROM: Jill Thacher, Principal Planner

DATE: January 21, 2026

SUBJECT: Questions and Responses on Woodbury Gardens (1310 Wisteria) Rezoning and Site Plan

### **Woodbury Gardens/1310 Wisteria FAQ**

Staff has received a large number of emails, comments and questions from the public regarding the Woodbury Gardens rezoning and 1310 Wisteria site plan. The most frequently asked questions, and responses from staff, are included below in italics. This memorandum has been distributed via email to those who asked these or similar questions.

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?

*The rezoning and site plan may be approved at the same time by City Council, or the zoning may be approved first. The applicant intends to build what is shown on the site plan if it is approved. To build something different, they would need to start over with a new site plan.*

2. 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?

*Any new development at Woodbury Gardens requires an approved site plan no matter the zoning designation. New buildings must meet the development standards of the district in which they are located. Once a site plan is approved, some minor modifications to an approved site plan can be approved administratively.*

3. 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?

*There are no affordable or subsidized units proposed. The City Planning Commission or City Council may not change the proposed zoning conditions, the zoning conditions must be voluntarily offered by the applicant.*

4. 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?

*The number of parking spaces proposed is fewer than the maximum allowed by TC1 zoning. The City Planning Commission may not change the proposed zoning conditions; those must be voluntarily offered by the applicant.*

5. 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)?

*The City Planning Commission may not change the application, they may only recommend that City Council approve or deny it. The proposed rezoning restricts the height of buildings closer to Packard and Stadium and allows taller buildings closer to South Industrial and Rosewood. There is no proposal at this time to add any road connections.*

6. We would like to know whether this 7-story proposal is intended to be the final high-density project for this 41-acre site, or is this the initial phase of a larger master plan to densify the entire parcel?

*The only parcel under consideration for partial redevelopment right now is the one shown on the site plan at 1310 Wisteria. No future plans for the site have been shared with staff, but it is implicit that there may be more in the future since the entire Woodbury Gardens site has been included in the rezoning request.*

For more information: the [Wednesday, January 21, 2026 meeting agenda](#) and information on the [Woodbury Gardens site plan and rezoning](#) are available online.