

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 21, 2026

**SUBJECT: 1310 Wisteria Site Plan for City Council Approval
File No. SP24-0013
1310 Wisteria/Woodbury Conditional Rezoning
File No. REZ24-0008**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 1310 Wisteria Site Plan v.5 dated November 19, 2025 and Development Agreement contingent upon an approved administrative land transfer.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 1310 Wisteria Rezoning Petition to TC1 (Transit Corridor) district and accept the conditions to limit the maximum height as stated in the Statement of Conditions letter and shown on the 1310 Wisteria/Woodbury Zoning Boundaries Map, subject to executing a Conditional Zoning Statement of Conditions.

STAFF RECOMMENDATION:

Staff recommends **denial** of the 1310 Wisteria Site Plan because the plan does not meet the dimensional standards of its requested zoning designation or its current zoning designation. Specifically, the width of the Phase 2 building exceeds the maximum building width dimension.

Staff recommends **denial** of the 1310 Wisteria/Woodbury rezoning petition to TC1 (Transit Corridor) because the application fails to provide a site plan that meets the standards of the requested zoning designation.

LOCATION:

Woodbury Gardens is made up of seven parcels located east of South Industrial Hwy, south of East Stadium Blvd and Iroquois Place, west of the western ends of South Blvd, Coler Rd and Jorn Ct, and north of Rosewood St.

1310 Wisteria is in the center of Woodbury Gardens, and is bounded by Wisteria Drive on the north and east and Astor Avenue on the south. Note that the street labeled Wisteria Drive on city maps (like the one at right) is labeled Astor Avenue in the plan set.



1. Location map showing parcels (in green) and current zoning

SUMMARY:

The proposed project has two parts:

- 1) A petition to rezone the 41.3 acre Woodbury Gardens development from R3, R4A, R4B, R4C and PL to TC1 (Transit Corridor) WITH CONDITIONS. The offered conditions are as follow: Buildings between 30 and 300 feet from properties adjacent to Woodbury Gardens that are zoned residential shall be subject to a 35 foot height limit. Buildings between 300 and 600 feet from properties adjacent to Woodbury Gardens that are zoned residential shall be subject to an 85 foot height limit. Buildings more than 600 feet from properties adjacent to Woodbury Gardens that are zoned residential will apply the regular TC1 height limit of 120 feet. All of Woodbury Gardens is within 1000 feet of residentially zoned land, so no buildings may apply the 300 ft height limit for buildings more than 1000 feet away. See the table below for a comparison of TC1 and TC1 with the proposed Conditions.

Maximum Building Height Comparison		
Distance from R Zoning District	TC1	TC1 w/ Conditions
0 to 80 feet	55 feet	35 feet
80 to 300 feet	75 feet	35 feet
300 to 600 feet	120 feet	85 feet
600 to 1000 feet	120 feet	120 feet
1000+ feet	300 feet	N/A

- 2) A site plan to redevelop half of a residential block (5.2 acres) in two phases with two seven-story buildings, creating 395,824 square feet of new development with 342 new dwelling units and a 456-space parking garage attached to the Phase 2 building. An existing 47,420 square foot building would remain on the north edge of the site. Two residential buildings totaling 31,605 square feet of floor area would be removed.

EXISTING CONDITIONS:

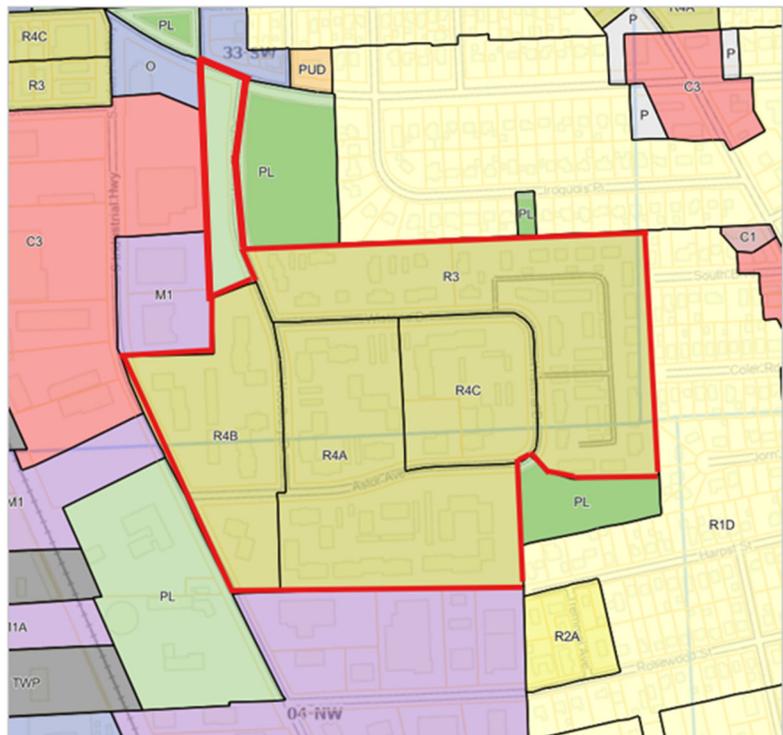
The 41.3 acre site consists of eight parcels and approximately 53 multi-family buildings built beginning in 1969. There are five different zoning classifications, listed in the table below. Woodbury Gardens has three public streets: Woodbury Drive off of East Stadium; Astor Avenue off of South Industrial Hwy; and the internal Wisteria Drive.

Woodbury Gardens Parcel Zoning			
Parcel Number	Parcel Address	Lot Area	Zoning
09-09-33-313-032	1890 Woodbury Dr	62,499 sq ft	PL
09-09-33-313-031	1910 Woodbury Dr	215,581 sq ft	R4B
09-12-04-201-041	1206 Astor Ave	61,573 sq ft	R4B
09-12-04-201-040	1210 Astor Ave	299,212 sq ft	R4A
09-09-33-313-033	1915 Woodbury Dr	385,382 sq ft	R4A
09-09-33-313-035	1310 Wisteria Dr	156,162 sq ft	R4C
09-09-33-313-034	1401 Wisteria Dr	388,417 sq ft	R3

Surrounding land uses include single-family and two-family residential to the north, south and east; and commercial/light industrial to the south and west. Three city-owned parks about Woodbury Gardens: Frisinger Park at East Stadium Boulevard and Woodbury Drive; Iroquois Park on Iroquois Place; and Woodbury Park at the southeast corner of Woodbury Gardens.

REZONING PETITION:

Current Zoning – The lots that make up the Woodbury Gardens site are currently zoned R3 (Townhouse Dwelling), R4A, R4B, and R4C (all Multiple-Family Dwelling) and PL (Public Land). These districts require various minimum lot sizes ranging from 8,500 square feet in R4C to 21,730 square feet in R3. Densities range from 10 to 20 units per acre. Any dwelling in an R3 or R4 district may have up to six unrelated persons in each household. The narrow parcel zoned PL contains the street leading from East Stadium Boulevard.



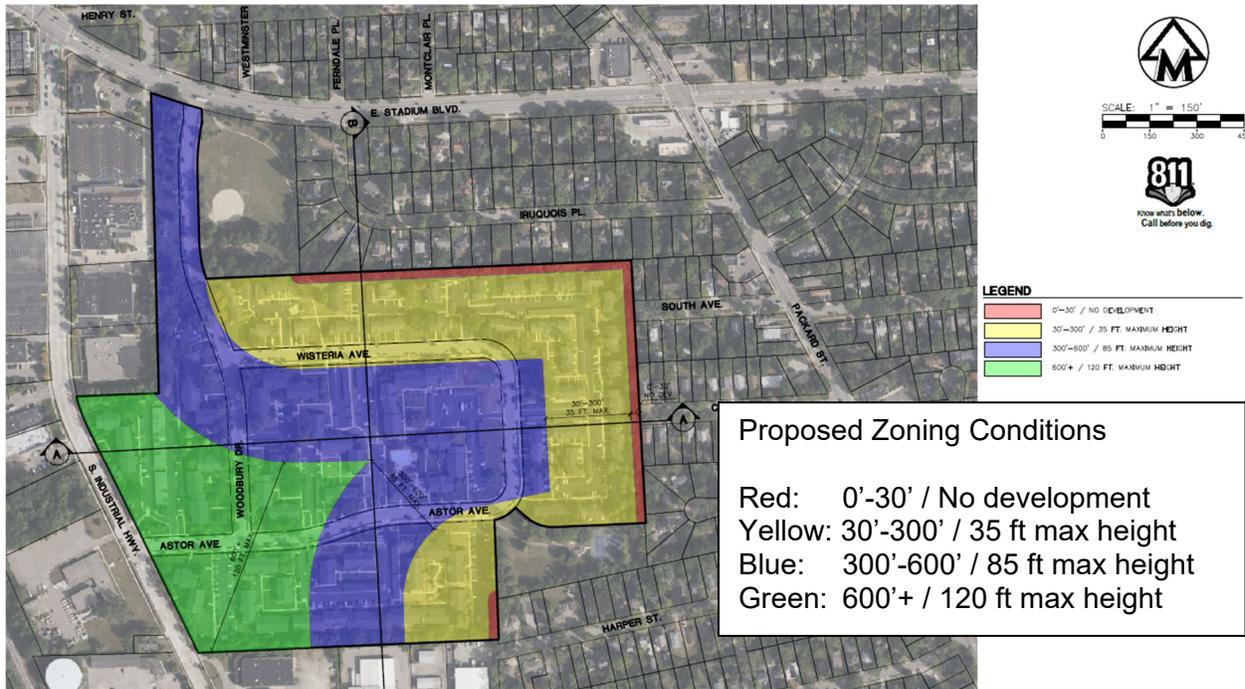
2. Site (in red) and surrounding zoning

Zoning District Comparison						
	Existing					Proposed
	R3	R4A	R4B	R4C	PL	TC1 (With Conditions for Height)
Intent	R3 is intended to allow attached dwelling units arranged side by side in a low-density, multiple-family dwelling fashion.	R4A is intended for attached dwelling units in a low-density, multiple-family dwelling fashion. Shall provide adequate open land to make them compatible with surrounding land uses.	R4B is intended to allow small tracts in established areas for infill purposes or medium tracts for moderate-sized developments.	The R4C district is intended to be located in the central area of the City in close proximity to the central business district and the University of Michigan campus.	PL is for publicly-owned uses and land and permit uses required for governmental functions and services.	TC1 is located along bus routes on established commercial and office sites with deep setbacks and vast surface parking. Facilitates redevelopment and encourages affordable housing, housing choices, sustainable development, and reduced resource and energy needs.
MIN Lot Area	21,780 sf	21,780 sf	14,000 sf	8,500 sf	None	None
MIN Lot Area per Dwelling Unit	4,330 sf	4,330 sf	2,900 sf	2,175 sf	None	None
MIN Setback – Front	15 ft or average established front building line	15 ft or average established front building line	15 ft or average established front building line	Minimum 25 ft. or average established front building line	None	MIN/MAX 18 ft/28 ft if on designated transit corridor, otherwise 0 ft MIN and 15/20 ft MAX
Setback – Side	Minimum 20 ft plus additional depending on building	Minimum 20 ft plus additional depending on building	Minimum 12 ft plus additional depending on building length and height	Minimum 12 ft plus additional depending on building	None	30 feet when abutting R district; otherwise 0 ft

Zoning District Comparison						
	Existing					Proposed
	R3	R4A	R4B	R4C	PL	TC1 (With Conditions for Height)
	length and height	length and height		length and height		
MIN Setback – Rear	Minimum 30 ft plus additional depending on building length and height	Minimum 30 ft plus additional depending on building length and height	Minimum 30 ft plus additional depending on building length and height	Minimum 30 ft plus additional depending on building length and height	None	30 feet when abutting R district; otherwise 0 ft
Building Spacing	Minimum 20 feet	Minimum 20 feet	Minimum 20 feet	Minimum 20 feet	None	None
Height	MAX 35 ft	MAX 35 ft or 45 ft when parking is below building	MAX 35 ft or 45 ft when parking is below building	Maximum 30 feet	None	MIN 2 stories; MAX 35 ft within 0-300 ft, 85 ft between 300-600 feet, 120 ft more than 600 ft from R district*
MIN Open Space	65% including minimum 300 sq. ft. per dwelling unit	65% including minimum 300 sq. ft. per dwelling unit	55% including minimum 300 sq. ft. per dwelling unit	40% including minimum 300 sq. ft. per dwelling unit	None	None
Off-Street Parking	No minimum (vehicles) MIN 1 per 5 units (bicycles)	None unless 5 or more units; then MIN 1 per 5 units (bicycles)	None unless 5 or more units; then MIN 1 per 5 units (bicycles)	None unless 5 or more units; then MIN 1 per 5 units (bicycles)	None	None unless 5 or more units; then MIN 1 per 5 units (bicycles)

*TC1 zoning without conditions has the following height limits: MIN 2 stories; MAX 55 feet within 80 feet; 75 feet between 80-300 feet; 120 feet between 300-1000 feet; 300 feet if more than 1000 feet from an R zoning district.

Proposed Zoning – The applicant requests rezoning the site to TC1 (Transit Corridor) with conditions placed on maximum height limits. The conditional zoning offer letter is included as an attachment to this staff report.



3. Proposed conditional rezoning height limits

Two specific purpose statements are included in 5.12.9.B:

- 1) TC1 may replace the O, RE, ORL, C2B, C3, P, R5 and M1 districts, and that it should only replace other zoning designations in unique and rare instances where another zoning district is entirely surrounded by the specifically mentioned districts.
- 2) All parcels in TC1 districts should be no more than ½ mile from a transit stop.

Rezoning Analysis – Changes to the referenced Zoning Map of Chapter 55, Unified Development Code, of the Ann Arbor City Code may be made pursuant to Section 5.29.10. To assist the Planning Commission and City Council with their decision, applicants are provided with a petition to submit. A copy of the petition is included as an attachment. The petition addresses:

1. The extent to which the rezoning is necessary.
2. How the rezoning will affect the public welfare and property rights of persons located in the vicinity.
3. How the rezoning will be advantageous to the City.
4. How this particular location will meet the convenience and service requirements of potential users and occupants.

5. Any changed or changing conditions in any particular area, or in the City generally, which may have bearing on the request.
6. Other circumstances and factors which further justify the request.

With a conditional rezoning, the Planning Commission has the authority to review the offered conditions against the rezoning standards to ensure that such standards are met. The Planning Commission may recommend approval with the conditions as submitted, may recommend approval with revised conditions provided that the revised conditions are voluntarily offered by the applicant, or may recommend denial of the rezoning.

Staff Comments – Staff finds the rezoning complies with the 2009 Land Use Plan, which calls for multiple-family and single family attached housing.

- The future land use map of the 2009 Land Use Plan calls for multiple family and single family attached (interpreted as townhouses, found on the site today). The narrow strip of land zoned PL Public Land on the west side of Woodbury Drive between East Stadium and Wisteria is shown on the map as remaining PL. Since the property is privately owned as part of Woodbury Gardens, and PL is a zoning designation reserved for publicly owned property, rezoning is appropriate.
- Other plans also support the rezoning: The city's Moving Together Toward Vision Zero Plan is supported by TC1 zoning by reducing car dependency and placing density near transit lines. The site is well served by AAATA bus service, with stops at Astor and South Industrial, and Woodbury and Stadium. The Comprehensive Plan currently under development encourages more dense development with a particular emphasis on more housing overall and a wider range of housing types, and encourages more sustainable developments, living arrangements that enable less or no reliance on personal vehicles, and reduced vehicle miles traveled. City Council and the City Planning Commission have supported rezoning petitions that achieve those goals.

Staff finds the rezoning with conditions to be appropriate for Woodbury Gardens.

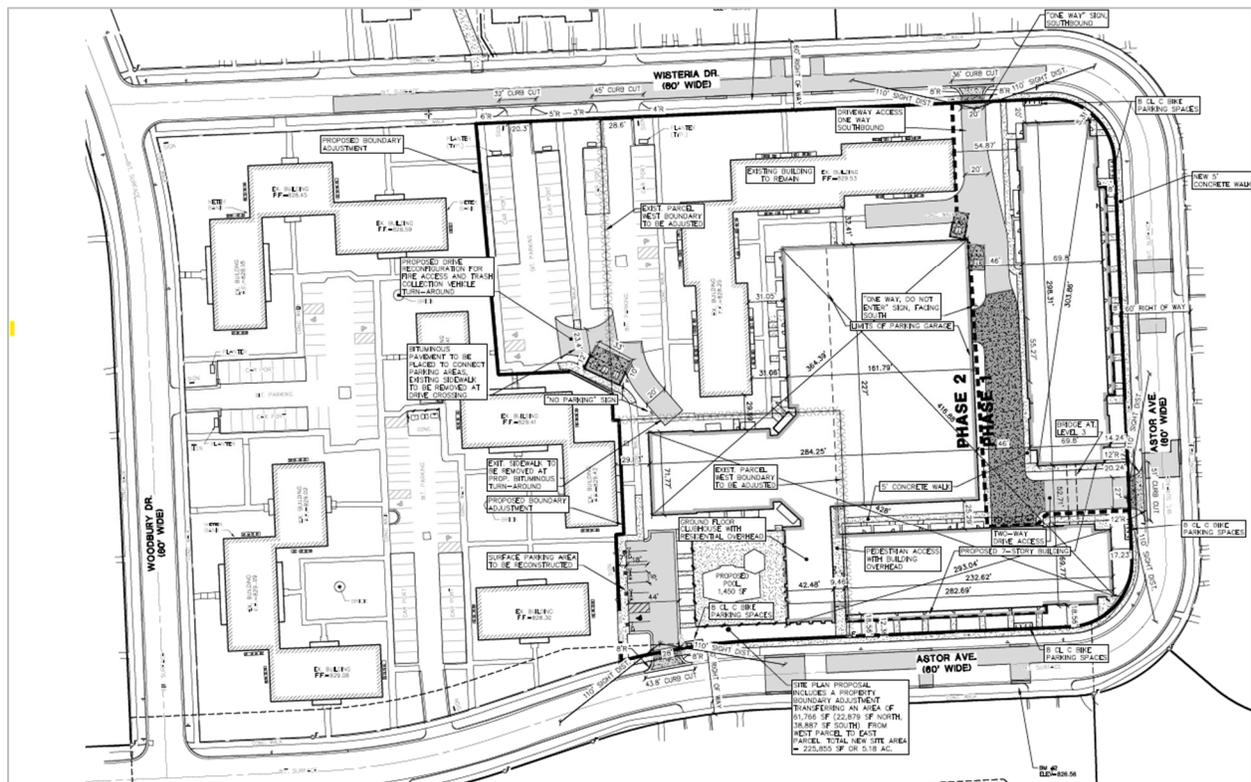
- The conditions offered would limit the height of new development to 35 feet within 300 feet of adjacent residential neighborhoods. This includes nearly all of the part of the site currently zoned R3, which also has a 35 foot height limit. TC1 would allow a more dense development than R3 but within the same height limit.
- The first TC1 purpose statement listed in 5.12.9.B is problematic. The districts to be replaced are not O, RE, ORL, C2B, C3, P, R5 or M1, and a little less than half of the site is surrounded by those districts (along South Industrial to the west and on Rosewood Street to the south). In staff's opinion the additional height restrictions imposed mitigate the more severe TC1 effects by bringing the maximum height down from 75 feet to 35 feet in the 300 feet closest to adjacent residential neighborhoods. It appropriately pushes taller development up to 120 feet to South Industrial Highway.

Staff recommends denial of the rezoning. Petitions for rezoning must include an area plan or a site plan that complies with city code requirements. The submitted site plan does not meet the maximum building width requirement for the requested TC1 zoning district with conditions. If the applicant cannot provide a site plan that complies with the requested zoning district, both the site plan and rezoning must be denied.

SITE PLAN PETITION:



4. Aerial view looking northeast.



5. Site Plan showing Phases 1 and 2, new buildings, and buildings to remain

The proposed development at 1310 Wisteria, in the center of the proposed rezoning area, has two seven-story buildings to be built in two phases on a 5.2 acre lot. (An administrative land transfer is required to adjust the west lot line.) The Phase 1 building is oriented north/south

fronting Astor Avenue (as labeled on the site plan; digital maps show this road as Wisteria Drive). Phase 2 has a larger building facing south on Astor, with a plaza with a pool at its southwest corner and a larger attached parking structure with 456 spaces in the center of the site. The two buildings are joined by a third-floor pedestrian tunnel. An existing 47,420 square foot, three-story, multi-family apartment building would remain and wrap around the northernmost elevation of the parking structure.

The new buildings would total 395,824 square feet and contain 342 new dwelling units, plus 152,225 square feet of parking garage. Two existing residential buildings totaling 31,605 square feet would be removed for the new construction.



6. Rendering from the southeast corner of the site.

A development standards review is provided below. Notable site plan details include:

- Driveways – The new development has three driveways: one on Wisteria Drive to the north and one on Astor Ave to the east, both of which access the parking garage; and one on Astor Ave to the south to access a small surface lot next to the pool. There are two existing curb cuts on Wisteria to access existing surface parking and solid waste and recycling.
- Parking – 456 new vehicle parking spaces are proposed in the parking garage. Forty-six electric vehicle charging stations would be installed (10%) and the remaining spaces would be wired for easy installation of future charging stations. On-street parking is available Wisteria and Astor. One bicycle parking space is required for every 5,000 square feet of floor area for a total of 89 spaces; 114 would be provided.
- Landmark Trees – There are three landmark black walnut trees on the site that are proposed to be removed and replaced with mitigation trees. An alternative for new development without impacting the landmark trees is analyzed on Sheet 5 of the Site Plan.
- Sustainability – The applicant has stated that the buildings would use all electric for appliances and HVAC. Gas would be used for emergency generators and outdoor barbeque grills. There would be solar panels on approximately 40% of the roof surface, generating approximately 275 kw. This is the extent of this new information provided to

staff this week and since it is not shown on a site plan, the owner has agreed via email to include this language in a development agreement.

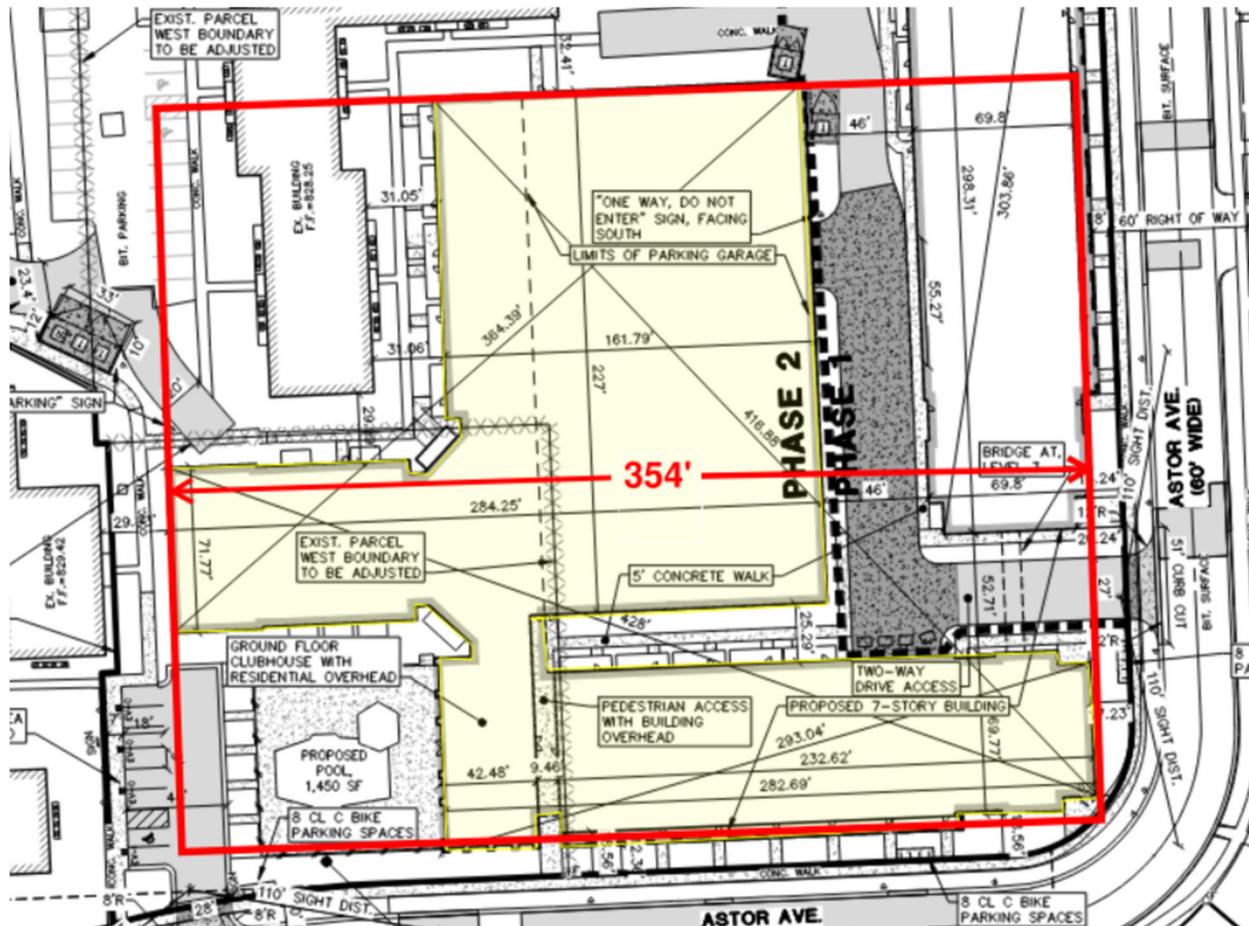
Development Standards Review Chart		
	1310 Wisteria Proposed	TC1 Required
Lot Area	5.18 acres/225,855 sq ft	N/A
Floor Area	47,520 sq ft existing residential plus 395,824 new sq ft residential plus 152,225 sq ft parking garage	N/A
Building Width	Approximately 352 feet (not dimensioned on plan)	300 feet MAX
Building Diagonal	428 feet	450 feet MAX
Building Height	83 feet	2 stories MIN; 85 foot MAX*
Front Setback North	20 feet	0 feet MIN, 20 foot MAX
Front Setback East	8 feet	0 feet
Front Setback South	12.4 feet	0 feet
Rear Setback	29.8 feet	0 feet
Parking – Vehicles	456 garage + 72 surface = 528	1/333 sq ft; 1,331 MAX
Parking – Bicycles	54 Class A 22 Class B 40 Class C	45 Class A 22 Class B 22 Class C
Parking Lot	36% of bldg area	125% of bldg area MAX
* Per Conditional Zoning Statement of Amended Conditions		

Staff Comments – The proposal does not meet the maximum building width requirement per Table 5.17-8. Transit Corridor Additional Standards:

Building Dimensions: The building width parallel to the Street may not exceed 300 ft. and the building maximum diagonal dimension may not exceed 450 ft.

The applicant has chosen to only measure the width of the building section closest to the street, up to the swimming pool area, not the entire width parallel to the street. City planning staff measure building width from the two sidewalls that are farthest apart. Another way to describe the same is included as a footnote to Table 5.17-3:

Building width is dimension of side (sic) parallel to the front lot line of a rectangle within which the building may be located.



7. Building width measurement example.

This is illustrated on the site plan above. This method of measuring is standard practice for City Planning staff and has been applied consistently for at least 19 years.

There were five complete reviews of this site plan by planning staff.

- In the first review round (July of 2024) the original single-building design was over the maximum building width of 250 feet on both the north/south and east/west portions.
- Code change → In October of 2024 the maximum building width was changed in code from 250 to 300 feet.
- In the second planning review in November of 2024 the code change plus design changes meant the Phase 1 (north-south orientation) building was wider than the 300 foot width maximum but the Phase 2 building (east-west orientation) conformed.
- In the third planning review in April of 2025, the Phase 1 building conformed but the Phase 2 building was too wide. Staff included an illustration similar to Illustration 7 above that showed how staff measures building width. The design in this v.3 site plan remains consistent today.
- In August of 2025 a v.4 site plan with the same building footprint and width as v.3 received the same staff comments.

- The v.5 site plan was also unchanged, and in October of 2025 staff repeated the same comments regarding noncompliant building width.

At the petitioner's request, planning staff agreed to move the petition forward despite the building width discrepancy since all other staff comments had been resolved. The applicant's response to staff's application of the zoning ordinance was uploaded on September 16, 2025 and may be found in [STREAM](#) in the attachments for SP24-0013.

This petition does not conform to Chapter 55 of City Code and should be denied. The petition can be remedied by dividing the single Phase 2 building into two buildings or by requesting a different zoning designation, such as Planned Unit Development.

COMMUNITY PARTICIPATION:

The petitioner held a citizen/community participation meeting on December 7, 2023. Invitations were sent to 1,665 households. Approximately two dozen people attended the meeting and asked questions about building design, potential future occupants, density, the swimming pool, whether the existing dog park would remain, resident displacement, parking, construction, connections to parks, and more. The applicant's report of the meeting can be found on the STREAM system at stream.a2gov.org for plan number SP24-0013.

CITY COMPREHENSIVE PLAN:

The elements that constitute the current Comprehensive Plan include the:

- Land Use Element (2009)
- State Street Corridor Plan (2013)
- Downtown Plan (2009)
- Parks and Recreation Open Space Plan (2016)
- Natural Features Master Plan (2004)
- Treeline Allen Creek Urban Trail Master Plan (2017)
- Comprehensive Transportation Plan (2021)

Taken together, these plans seek to guide the City towards a denser, more sustainable, safer, and more inclusive community for all.

HISTORY:

According to an article by Grace Shackman ([The Botanical Gardens on Iroquois](#), 2001, Ann Arbor Observer), 52 acres were purchased by the University of Michigan in 1913 for use as a botanical garden. From 1916 to 1961 plants were grown there for research, classes, and decorations for University functions like commencements and dinners for dignitaries. There were no



8. 1947 Aerial view of the UM Botanical Gardens

public events or spaces like those found at the current Matthaei Botanical Gardens, where the University relocated to in 1961. The site sat vacant for much of the 1960s until the current Woodbury Gardens began construction of its first phase in 1969.

SERVICE UNIT COMMENTS:

The site plan and application materials were reviewed by the staff from the Planning, Downtown Development Authority, Fire Marshal, Forestry/Natural Resources, Parks Planning, Engineering, Systems Planning, Recycling/Solid Waste, Land Development, and Transportation units. There are no outstanding comments from City Staff.

Prepared by Jill Thacher on January 21, 2026
Reviewed by Brett Lenart, Planning Manager and Hank Kelley, Deputy Planning Manager

Attachments: 1310 Wisteria Site Plan v.5 dated November 19, 2025
Woodbury/Wisteria Rezoning Boundaries drawings
January 5, 2026 Statement of Zoning Conditions Letter
Zoning Map
Aerial Photo
[Link to site plan project file documents](#)
[Link to rezoning project file documents](#)

c: Applicant/Engineer – Midwestern Consulting LLC (Scott Betzoldt)
Applicant/Owner's Representative – Woodbury Management (Adam Bleznak)
Applicant/Architect – Krieger Klatt Architects (Raymond Phillips)
Architect – J Bradley Moore & Associates (Brad Moore)
Project No. SP24-0013