

Subject: R1 and R2 zoning

From: Anne Beaubien
Sent: Monday, April 13, 2026 11:03 AM
To: Planning <Planning@a2gov.org>
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I strongly object to all single-family districts being replaced with a “low-intensity residential” designation allowing up to three units per lot, including multiple buildings.
I strongly object to the Commission amending R1 and R2 zoning immediately—before a new zoning map or ordinances are in place, contrary to the Plan.

Your plan indicated the rezoning would be done gradually over four years--not all at once. This is not a reasonable approach.

I believe that single-family districts being replaced with a “low-intensity residential” opens the door to rampant real estate speculation and significant redevelopment. If 3 units could be allowed by right on any lot, with reduced setbacks, it means no parking for an unknown increase in the number of residents.

I also question whether the city's infrastructure for water, sewer and other services can handle this kind of increase in housing.

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