

Attached is a scaled map of the property proposed for zoning/rezoning, showing the boundaries of the property, the boundaries of the existing zones, the boundaries of the proposed zones, and the public and/or private easements located within or adjacent to the property petitioned for zoning/rezoning.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: April 13/2026

Signature: [Handwritten Signature]

Ned Hakim  
(Print name and address of petitioner)

Signature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Print name and address of petitioner)

STATE OF MICHIGAN  
COUNTY OF WASHTENAW

On this 3 day of April, 2026, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: [Handwritten Signature]  
\_\_\_\_\_  
(Print name of Notary Public)

My Commission Expires:

TAMMY HURLEY  
Notary Public - State of Michigan  
County of Oakland  
My Commission Expires Sep 9, 2030  
Acting in the County of Oakland

Justification:

1. The extent to which the zoning/rezoning requested is necessary:

Rezoning to a commercial district is necessary in order to develop an apartment complex.

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2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

No negative impacts are expected to other surrounding uses.

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3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

The proposed development will increase the City's tax base and at a density of 38 residential units per acre, it will also alleviate the need for additional housing units within the City.

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4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

The location is within walking distance to many places for occupants to work at, it is close to access to I-94, and it will be part of a network of sidewalks once the network is completed.

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5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

There are not any known changing or changed conditions within any particular area or in the municipality in general which have bearing on the proposed zoning/rezoning.

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6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

There is a 100-year floodplain, a floodway, and an open channel drain that make the property difficult to develop. There are vented walls and parking with no dwelling units on the first floor of the building.

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**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION**  
 301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
 p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**APPLICATION FOR CHANGES IN OR ADDITIONS TO THE ZONING CHAPTER**

*See [www.a2gov.org/planning/petitions](http://www.a2gov.org/planning/petitions) for submittal requirements.*

TO: The Honorable Mayor and City Council  
 City of Ann Arbor  
 Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described.

*(Give or attach legal description and include location of property)*

Lot 13, Ann Arbor Industrial Park, as recorded in liber 19 of plats, pages 28, 29, and 30,

Washtenaw County Records.

3785 Varsity Drive, Ann Arbor, MI 48108

Tax ID # 09-12-09-40-007

The petitioner(s) requesting the zoning/rezoning are:

*(List petitioners' name; address; telephone number; and interest in the land;  
 i.e., owner, land contract, option to purchase, etc.)*

Owner/Developer - Ned Hakim from Prime Development Group, LLC

22580 Telegraph Road

Southfield, MI 48033

Phone: (248) 361-1911

Also interested in the petition are:

*(List others with legal or equitable interest)*

Engineer - Brian Biskner from Umlor Group

49287 West Road, Wixom, MI 48393 Phone: (248) 773-7656 ext. 124

Architect - Bill Jarratt from Jarratt Architecture

108 N. Lafayette, South Lyon, MI 48178 Phone: (248) 446-1100

The applicant requests that the Official City Zoning Map be amended to reclassify this property from M1 to C2B to permit the following use(s): \_\_\_\_\_

development of an apartment complex.

*(state intended use)*