



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION**  
301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
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**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)*

Land commonly referred to as 715-717 E Huron Street, also described as Lot 3, excepting the north 31 feet, B1N, R10E, Eastern Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber P of Deeds, Pages 4-5, Washtenaw County Records. See attached survey.

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.)*

715-717 East Huron Street, LLC  
414 Huntington Place, Ann Arbor, Michigan  
Fee owner  
Owner's contact, Emily Palacios, (313) 672-6934

Also interested in the petition are:

*(List others with legal or equitable interest)*

None

The applicant requests that the Official City Zoning Map be amended to reclassify this property from PUD \_\_\_\_\_ to R4C \_\_\_\_\_ to permit the following use(s): conversion of office space to residential units

*(state intended use)*

Justification:

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

The rezoning is necessary because the PUD zoning limits use of the buildings to office. There is an oversupply of office space in Ann Arbor and weak demand for office space at this location. There is a strong need for additional rental housing in Ann Arbor and strong market demand for new units near downtown and campus.

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

The rezoning will have no detrimental impact on the public welfare or property rights of persons located in the vicinity. The proposed rezoning will allow existing residential structures to be restored and used for residential occupancy. Rezoning to R4C will match the zoning of similar structures in the larger neighborhood.

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

The rezoning benefits the City of Ann Arbor by reducing the over-supply of office space that is contributing to a weak market for office space and incrementally increasing the under-supply of housing units.

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

The location will meet the convenience and service requirements of potential residential occupants who will likely have some affiliation with the University. The location provides convenient access to Central Campus and the Medical Campus locations without the need for a vehicle. The location is on bus routes that provide access to North Campus and to shopping areas outside the downtown.

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:

Remote work required during COVID changed market demand for office space in Ann Arbor as it has elsewhere. There is simply less demand as small businesses forgo leasing office space entirely and larger businesses reduce their footprint as employees continue to choose remote or hybrid work arrangements. The restricted housing supply in Ann Arbor is a recognized crisis.

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

Rezoning to allow the structures to be converted to apartment use is consistent with the historic residential character of the structures and will support their continued adaptive reuse.

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: 11/6/2025

Signature:

Z. Alawi  
715-717 East Huron Street, LLC

By: ZAKI ALAWI

414 Huntington Place

Ann Arbor, Michigan 48104

(Print name and address of petitioner)

Signature:

Z. Alawi

ZAKI ALAWI

414 Huntington place

Ann Arbor Mi 48104

(Print name and address of petitioner)

STATE OF MICHIGAN  
COUNTY OF WASHTEENAW

On this 6 day of November, 2025, 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:

Jason Howard Reinhart

Jason Howard Reinhart

(Print name of Notary Public)

My Commission Expires: 3/8/29

JASON HOWARD REINHART  
Notary Public, State of Michigan  
County of Lenawee  
My Commission Expires Mar. 08, 2028  
Acting in the County of Washtenaw



MORTGAGE SURVEY

Certified to: THE STATE BANK

Property Description:

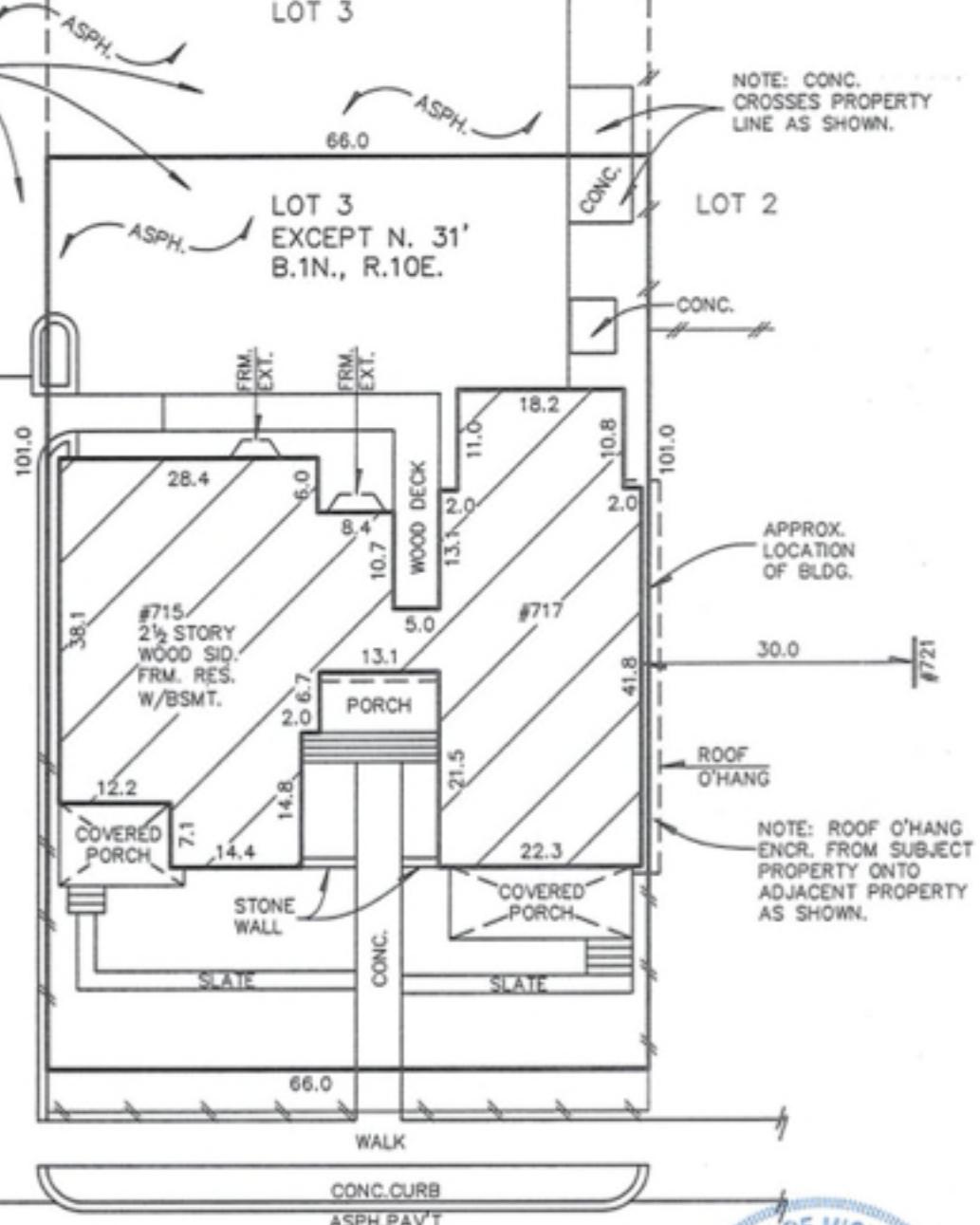
Lot 3 except the North 31 feet, Block 1 North, Range 10 East; EASTERN ADDITION, to the Village (now City) of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber P of Deeds, Pages 4-5 of Washtenaw County Records.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT.

NOTE: ASPH. CROSSES PROPERTY LINE AS SHOWN.  
LOT 4  
NOTE: VEHICULAR ACCESS TO SUBJECT PROPERTY IS BY CONC. & ASPH. DRIVEWAYS WHICH CROSS ADJACENT PROPERTY AS SHOWN. NO INGRESS/EGRESS EASE. NOR AGREEMENT FURNISHED BY CLIENT.

NOTE: CONC. CROSSES PROPERTY LINE AS SHOWN.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

*Anthony T. Sycko, Jr.*  
JOB NO: 22-01328      SCALE: 1"=20'  
DATE: 05/12/22      DR BY: CS