

Subject:

715-717 E Huron Neighborhood Feedback

From: Sara Britten <sbritten76@gmail.com>**Sent:** Friday, November 21, 2025 10:51 AM**To:** Planning <Planning@a2gov.org>**Subject:** 715-717 E Huron Neighborhood Feedback

Dear Planning Commission,

I live very close to this property on N Thayer. This email serves as a formal objection to the pending application to terminate the Planned Unit Development (PUD) zoning for the parcel located at 715-717 E. Huron Street.

The core issue lies in the applicant's stated justification for this regulatory change. The existing PUD successfully managed a low-impact professional office park for decades, proving the current zoning classification is both functional and appropriate for the sensitive adjacent land uses. The recent vacancy on the site does not constitute a technical failure of the PUD or the underlying zoning policy. It is, regrettably, an outcome of private economic decisions made by the current ownership subsequent to their acquisition of the regulated property. Zoning amendments should not be granted to resolve self-created financial conditions or investment miscalculations.

More critically, the application is procedurally flawed due to a fundamental lack of necessary supporting documentation. We are being asked to dismantle the PUD's protective framework—including crucial controls over density, circulation, and compatibility—without a corresponding, defined development project. The City currently possesses no site plan, no impact analyses, and no formal commitment to providing community benefits or public concessions in exchange for this permanent zoning entitlement.

Granting a rezoning of this magnitude without a project in hand permanently forfeits the City's leverage to negotiate desirable design outcomes and public contributions. This action would merely increase the land value for the owner without providing a guaranteed benefit or mitigation of impact to the public.

For these reasons—the viability of the existing zoning, the issue of self-created hardship, and the absence of a defined project with public benefit—there is insufficient evidence to warrant the approval of this request. The current PUD should be strictly maintained.

Thank you for your careful consideration of these planning principles.

Sara Britten (Old Fourth Ward)