

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of December 16, 2025**

**SUBJECT: 715-717 East Huron Street Rezoning  
Project No. REZ25-0003**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby waives the Area Plan requirement as provided in Section 5.29.7.A and 5.29.7.B of the Unified Development Code because no new construction is proposed and recommends that the Mayor and City Council approve the zoning of 715-717 East Huron Street to R4C (Multiple-Family District).

### **STAFF RECOMMENDATION**

Staff recommends this petition be **approved**. The requested R4C zoning is present on the remainder of the block and on blocks to the north, east, northeast and northwest and in the larger Old Fourth Ward neighborhood.

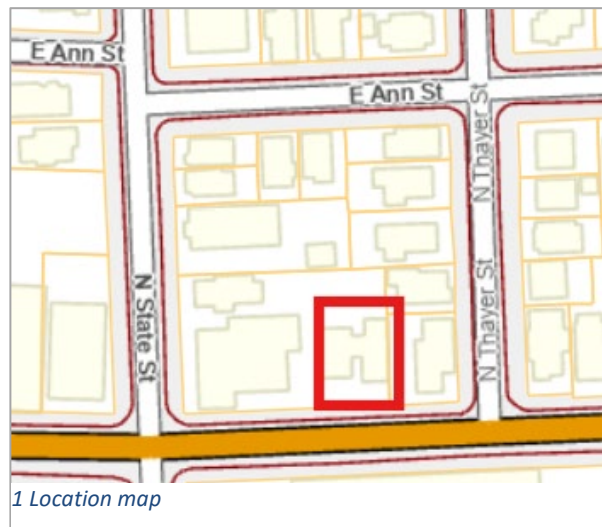
### **LOCATION**

The site is located on the north side of East Huron Street, east of North State Street and west of North Thayer Street. It is in the Central Area, the Old Fourth Ward Historic District, and the Huron River Watershed.

### **DESCRIPTION OF PETITION**

The petitioner requests rezoning from PUD (Planned Unit Development) to R4C (Multiple Family District) zoning to allow the building to be used for housing, which is prohibited under the site's PUD supplemental regulations. No development is proposed. The .15-acre site includes one building most recently used as office space.

The petitioner held a community participation meeting on October 27, 2025 to present the proposal. Postcards were mailed out to 2,077 addresses, and three interested people attended. A copy of the meeting proceedings is attached.



### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
<b>NORTH</b>	Multiple-family residential	PUD (Planned Unit Development) and R4C (Multiple-Family Dwelling)
<b>EAST</b>	Religious assembly	PUD (Planned Unit Development)
<b>SOUTH</b>	University	PL (Public Land)
<b>WEST</b>	Office	PUD (Planned Unit Development)

### COMPARISON CHART

	EXISTING CONDITIONS (ENTIRE PUD)	CURRENT PUD REQUIREMENTS (ENTIRE PUD)	EXISTING (715-717 E HURON)	REQUIRED BY REQUESTED ZONING
<b>Zoning</b>	PUD (Planned Unit Development)	PUD (Planned Unit Development)	PUD (Planned Unit Development)	R4C (Multiple-Family Residential)
<b>Gross Lot Area</b>	100 N. State – 19,471 sq ft 715 E. Huron – 6,664 sq ft 721 E. Huron – 5,662 sq ft	31,797 sq ft	6,664 sq ft	8,500 sq ft MIN
<b>Minimum Lot Area per Dwelling Unit</b>	N/A	N/A	N/A	2,175 sq ft (allows 3 units)
<b>Floor Area in % of Lot Area</b>	100 N. State – 84% (16,281 sq ft) 715 E. Huron – 127% (8,490 sq ft) 721 E. Huron – 90% (5,116 sq ft)	94% (29,887 sq ft)	N/A	N/A
<b>Setback – Front</b>		Existing	Approx 25 ft	25 ft MIN/unaveraged, no MAX
<b>Setback – Sides</b>		Existing	<2 ft	12 feet MIN
<b>Setback – Rear</b>		Existing	Approx 30 ft	30 feet MIN
<b>Height</b>		Existing	Approx 25 ft	30 feet MAX
<b>Vehicular Parking</b>	22 spaces	22 spaces	6 spaces	None
<b>Bicycle Parking</b>	None	1/3000 sq ft	None	None

### HISTORY

The building was formerly two single-family homes: 715 E. Huron (formerly #75) first appears in City Directories in 1896 as the home of Hulda L Richards, widow of Reverend Jotham E. Richards. 717 E Huron (formerly #77) appears in 1897 as the home of Newton H. Greenman, a student. In the 1950s, per the petitioner, the two buildings were converted to multi-family residential.

In 1986, the 715 E. Huron parcel was combined with 100 N. State (the former church now occupied by Hobbs and Black) and 721 E. Huron (now Canterbury House, owned by the Episcopal Student Foundation), and this one large property was rezoned to PUD Planned Unit Development. At that time, the two houses were joined by a center addition. In 1987, the houses at 715-717 and 721 were separated from the 100 N. State parcel (the church and rectory to the north of it) via a City Council amendment to the PUD, and in 1995 the 721 and 715-717 properties were similarly divided. A reciprocal easement agreement from 1995 allows access to the six parking spaces behind 715-717 E. Huron via 100 N. State's driveway to the west.



2. The PUD contains three parcels with the addresses 100 & 110 N State on one parcel, 715-717 E Huron, and 721 E Huron.

## PLANNING BACKGROUND

In June, 2025 City Council passed ORD-25-19, which updated the UDC to allow changes to PUD districts without requiring the consent of all parcel owners in the PUD. This is the first petition to apply based on that amendment.

The *City of Ann Arbor Master Plan: Land Use Element (2009)* (Central Area Future Land Use) recommends downtown interface for the properties on this block that have East Huron Street frontage. Land use in the area to the east, north, and west of the three-property PUD district is almost entirely single- and multi-family residential. Across East Huron Street to the south is the University of Michigan's North Quad residential complex.

The 715-717 E. Huron site lies within the Old Fourth Ward Historic District, and its structure contributes to the character of the district. No changes are proposed on the exterior of the structure or site, so no certificate of appropriateness is required from the HDC at this time.

### **STAFF COMMENTS**

Planning – There are currently three sites in the PUD that share one development agreement, with no PUD Supplemental Regulations for the district. The development agreement specifies the following:

- 1) The buildings shall be limited to professional office use
- 2) One monthly permit parking space in the city parking system will be maintained for each three employees in the PUD
- 3) Parking is limited to a maximum of 16 for employees, leaving at least 7 for guests
- 4) Employees on site are limited to 120
- 5) On July 1 of each year the number of employees and parking permits are to be reported to the city
- 6) The church building shall be rehabilitated to meet Federal historic preservation standards. (The last item is the public benefit provided by the PUD.)

This is archaic language and mostly, except for numbers one and six, unenforceable. The part that is relevant to this rezoning application is number one, that the building may only be used for professional offices.

The site is located in the DDA and the downtown special parking district. Six parking spaces exist on this site under the current PUD and will remain, accessed by a reciprocal easement agreement recorded in 1996. A copy was provided. There are currently no bicycle parking spaces on site. If rezoned, none will be required but staff encouraged the applicant to provide some bicycle spaces for the building's residents, which the applicant said they would consider.

If rezoned, the site will no longer be part of the PUD zoning district but will still be part of the approved site plan. As such, any improvements shown on the plan must continue to be provided; for example, required landscaping must be planted and in good condition.

If rezoned, the site will become nonconforming because it will not meet the side setback requirement of 12 feet. Staff is not concerned since sites that are nonconforming due to setbacks are ubiquitous in the larger R4C zoned neighborhood. Also, the site is fully developed and the historic pattern of houses and lot sizes is not visually interrupted by changing the zoning.

Engineering – The proposed zoning is appropriate for the existing utility infrastructure.


Prepared by Jill Thacher, City Planner  
Reviewed by Hank Kelley, Deputy Planning Manager


Attachments: Zoning Map  
Aerial Map  
Aerial Map Zoom


c: City Assessor  
Systems Planning  
Project No. REZ25-0003


715-717 E Huron St




 City Zoning Districts

 Township Islands

 Railroads

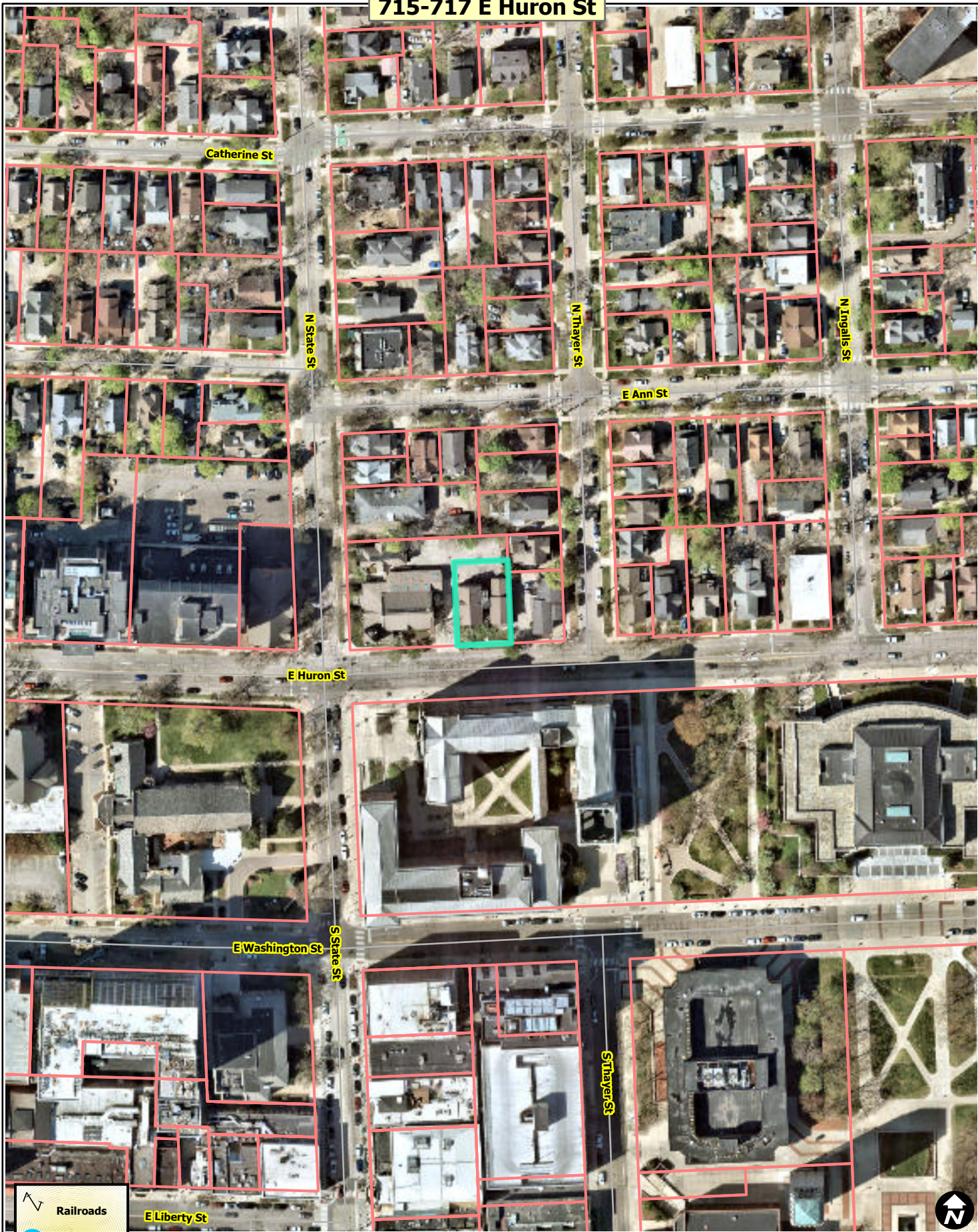
 Huron River

 Tax Parcels





715-717 E Huron St



Legend:

- Railroads
- Huron River
- Tax Parcels





Map date: 9/17/2025  
Any aerial imagery is circa 2025 unless otherwise noted  
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715-717 E Huron St



 Railroads

 Huron River

 Tax Parcels



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715-717 East Huron Street Zoning  
(715-717 E Huron)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55  
OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5.10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

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.

in the City of Ann Arbor, Washtenaw County, Michigan as R4C (Multiple-Family Dwelling).

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.