

Subject: CPC - 700 N Main St Rezoning and Area Plan (REZ26-0002)

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From: John Beranek <jmilob@gmail.com>
Sent: Monday, May 4, 2026 9:11 PM
To: Planning <Planning@a2gov.org>
Subject: CPC - 700 N Main St Rezoning and Area Plan (REZ26-0002)

To: Ann Arbor Planning Commission

Please DENY the application to rezone 700 N Main St from R4C to R4E.

Allowing the 75 foot overall height for the proposed project is terribly out of scale with the surrounding neighborhood. At more than twice the allowable height for an R4C zoned neighborhood this six story building will be enormously out of character. The properties to south and to the east, behind the building, are all duplex or single family homes that will be overshadowed by the building and have their privacy intruded upon. There is nothing comparable to the size of this building in the Neighborhood, not even the office buildings on Depot St.

The Near North, or North Central Neighborhood, is already the type of community that Ann Arbor is trying to transform into. We have a wide diversity of housing, from duplexes, four-plexes, condo developments, 6 and 12 unit rented-by-the-room R1 and R2 housing, single family homes (large, small, and tiny!) and a few commercial properties. We are a true neighborhood, with volunteers maintaining our flower gardens in the parks, families socializing on the playgrounds, knitting circles, neighborhood parties; a real community. What we are not is Downtown.

Please do not destroy this wonderful neighborhood by trying to turn it into Downtown.

I do take exception to the staff recommendation to Approve this rezoning based on the recently approved CLUP. While the plan is approved, any rezoning changes have not been codified, and assuming that this building will fit into these yet to be approved laws is reckless, and I wonder if it is even legal.

I also understand the notion to develop Main Street as a transportation corridor, but the scale of the Neighborhood literally in the backyard of this building must be considered.

Thank You,
John Beranek
620 N Fourth Avenue