

**Subject:**

Concerns about 715-717 East Huron Street Rezoning

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**From:** Don Ferguson**Sent:** Thursday, November 20, 2025 10:44 AM**To:** Planning <Planning@a2gov.org>; City Council <CityCouncil@a2gov.org>**Subject:** Concerns about 715-717 East Huron Street Rezoning

Dear Members of the Commission and Council,

I am writing to express my strong objections to the pending request to dissolve the existing Planned Unit Development (PUD) zoning designation for the property located at 715-717 East Huron Street. My perspective centers on responsible urban planning and the preservation of community-agreed-upon standards.

This site's history as a long-standing, productive office park for prominent firms like Hobbs & Black demonstrates that the current zoning is fundamentally sound. The PUD was established to provide appropriate, low-impact commercial use—a function it performed successfully for decades, contributing positively to the area's traffic patterns, neighboring residential compatibility, and tax base. The current empty status is not a sign of a failed zoning policy; rather, it appears to be a direct consequence of recent asset management decisions.

The present property holder acquired the land fully aware of the PUD restrictions, which specifically governed density and use. It is highly concerning to see that after initiating a strategy that seemingly led to tenant exodus (such as setting non-competitive rents), the resulting vacancy is now being weaponized as the primary rationale to eliminate the very protective zoning controls the owner knew existed. This tactic of creating a self-inflicted 'blight' to pressure a rezoning decision sets a troubling precedent.

Furthermore, the application is fundamentally premature and lacks substance. We are being asked to relinquish crucial municipal control by removing the PUD's negotiated safeguards without the simultaneous submission of any concrete development plan. There is no schematic design, no environmental impact study, no proposal for circulation or infrastructure, and critically, *no commitment to community benefits* like affordable housing or public space.

Granting a permanent zoning upgrade based on pure speculation, absent a demonstrated public need or a defined project, amounts to giving the applicant an unwarranted, high-value zoning "option." This action would permanently disarm the City's ability to negotiate essential design standards and community concessions should a dense residential project materialize later. The stability and predictability that the current office park zoning offers should not be sacrificed for the private financial advantage of an owner who has seemingly mismanaged the asset.

I urge the Commission and Council to deny this request. The zoning is appropriate, functional, and serves the community well. The existing PUD must be retained until a substantive, fully vetted development plan offering clear public benefits is submitted for consideration.

Thank you for your dedication to thoughtful planning.

Respectfully,

Don