

Planning Services Staff Report

For Ann Arbor City Planning Commission Meeting of May 5, 2026.

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

Proposed Planning Commission Motion

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the rezoning of 700 N. Main St. from R4C (Multiple-Family Dwelling) to R4E (Multiple-Family Dwelling) With Conditions, adopting and incorporating a Conditional Zoning Statement of Conditions, and the Near North Area Plan for future development of multiple-family residential use.

Staff Recommendation

Staff recommend **approval** of the proposed R4E With Conditions zoning because the zoning designation is consistent with the City of Ann Arbor Comprehensive Plan 2050.

Summary and Location

This petition proposes to rezone a 52,000-square foot site on the east side of North Main Street between East Summit Street and East Kingsley Street from R4C (Multiple-Family Dwelling) to R4E (Multiple-Family Dwelling) and has voluntarily offered a condition to limit the maximum height to 75 feet. Rezoning will enable future development of a six-story residential building.

The site is in the Downtown Development Authority area and Ward 1.

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Description of Petition

700 North Main Street is a vacant 52,000-square foot site zoned R4C (Multiple-Family Dwelling) and Floodplain Management Overlay. The petition requests rezoning to R4E (Multiple-Family Dwelling) and offers a voluntary condition to limit the maximum height permitted to 75 feet.

Figure 1. Location Map of Subject Site.



The project was originally submitted as single application for rezoning and site plan approval, proposing to rezone the site from R4C to C2B (Business Service Commercial) and to construct a 6-story residential building with 64 apartments. The first review revealed that the site plan required three variances from the dimensional standards of the C2B district and would require one dimensional variance if zoned R4E. The project was split into separate cases, and the rezoning case was changed to a request for R4E designation.

The rezoning petition is now accompanied by an area plan for a six-story residential building with 64 apartments and two parking garage levels. Area plans are required with an amendment to the Zoning Map unless a site plan to develop the land is submitted in conjunction with the Zoning Map amendment. Area plans must show that the permitted uses and permitted development of the proposed zoning designation will be compatible with the City's adopted plans and policies. Area plans remain valid until replaced by a plat or approved site plan.

The contemplated development is similar to a previously approved site plan for a five-story residential building with 21 apartments and one parking garage level. Rezoning will enable more dwelling units (each smaller than the previously approved units) within the same building as previously approved because of the significant difference in minimum lot area per dwelling unit standard of the R4E district. The R4C district minimum standards yield a maximum density of 20 dwelling units per acre, the R4E minimum standards yield a maximum density of 75 dwelling units per acre.

Rezoning Analysis

Changes to the text or map of the Unified Development Code (Chapter 55 of the Ann Arbor City Code) may be made pursuant to Section 5.29.9. To assist the Planning Commission and City Council with their decision, applicants provide a rezoning petition (attached) with justifications in support of the request. The petition addresses:

1. The extent to which the rezoning is necessary.
2. How the rezoning will affect the public welfare and property rights of persons located in the vicinity.
3. How the rezoning will be advantageous to the City.
4. How this particular location will meet the convenience and service requirements of potential users and occupants.
5. Any changed or changing conditions in any particular area, or in the City generally, which may have bearing on the request.
6. Other circumstances and factors which further justify the request.

The petition for rezoning (attached) requests the proposed rezoning for increased density to develop multiple-family residential on the site and provide more housing opportunities. The density and increase in residential is supported and recommended by the Comprehensive Plan 2050 and goals for affordable housing, housing diversity, and transit-oriented housing.

The City of Ann Arbor Comprehensive Plan 2050 designates the Transition category for the future land use, a category intended to be a mixed-use area with a flexible blend of residential, commercial, and industrial spaces, supporting moderate to higher-density housing to enhance walkability, encourage transit use and strengthen commercial activity within key nodes and corridors. In general, the Plan recommends higher density across the city and encourages a variety of housing types, as well as emphasizing affordability.

Table 1: Surrounding Land Use and Zoning.

	Land Use	Zoning
North	Commercial, Residential	C1 (Local Commercial) O (Office)
East	Residential	R4C (Multiple-Family Dwelling)
South	Residential	O (Office)
West	Community, Government	C1 (Local Commercial) PL (Public Land)

Table 2: Comparison Chart of Zoning Requirements.

	Existing R4C	Proposed R4E
Lot Area	Min. 8,500 square feet.	Min. 14,000 square feet.
Lot Area per Dwelling Unit	Min. 2,175 square feet.	Min. 580 square feet.
Density	Max. 20 d.u. per acre.	Max. 75 d.u. per acre.
Height	Max. 30 feet.	Max. none. Voluntary condition max. 75 feet.
Front Setback	Min. 25 feet or average within 100 feet of site.	Min. 15 feet, max. 40 feet.
Side Setback	Min. 12 feet plus 3 inches per 1 foot building height over 35 feet.	Min. 10 feet plus 3 inches per 1 foot building height over 35 feet.
Rear Setback	Min. 20 feet plus 1.5 inches per 1 foot building height over 35 feet and 1.5 inches per 1 foot building width over 50 feet.	Min. 30 feet plus 1.5 inches per 1 foot building height over 35 feet and 1.5 inches per 1 foot building width over 50 feet.

Staff Comments

The rezoning request and supporting materials have received Fire, GIS, Transportation Engineer, Floodplain, Treasury, Engineering, and Planning reviews. There are no outstanding issues or comments related to the proposed rezoning.

Prepared by: Alexis DiLeo, Principal Planner

Reviewed by: Hank Kelley, Deputy Planning Manager.

Attachments:

- Zoning/Parcel Maps.
- Aerial Photo.
- Rezoning Application.
- Near North Area Plan.
- Additional Project Files ([STREAM file REZ26-0002](#)).

Copied:

- Applicant: Brian Biskner, Umlor Group.
- Owner: Anthony Randazzo, Trowbridge Multi-Family.
- Agent: Brad Moore, J. Bradley Moore & Associates.