



## MEMORANDUM

To: City Planning Commission

FROM: Alexis DiLeo, Principal Planner

DATE: December 2, 2025

SUBJECT: Near North Rezoning and Area Plan  
700 N Main St

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### Summary

Planning staff proactively noticed a public hearing for 700 N. Main Rezoning and Area Plan, with the aspiration that required materials be submitted. These materials were not submitted as anticipated, so **staff recommends opening, conducting, and closing the public hearing, without any action on the petition.**

### Background

Notice of a public hearing to be held by the Planning Commission on December 2, 2025 for a petition to rezone the 52,000-square foot site at 700 N Main St to develop a 6-story residential building was made on November 13, 2025. (Notices of all public hearings must be made in a newspaper of general circulation and mailed to owners and occupants within 300 feet of the subject site not less than 15 days prior to the public hearing as provided in Section 5.28.2 of the Unified Development Code.)

Required application materials were not subsequently submitted as anticipated so the petition is incomplete at this time. Notice will be published and mailed for the continued public hearing, with applicant and staff presentations, when a complete application is received and reviewed.

Near North is an active project under review at 700 N Main St to rezone from R4C (Multiple-Family Dwelling) to C2B (Business Service Commercial) and develop a 6-story residential building, file number SP25-0006. It is intended to replace Z18-012 and SP28-033 which designed the site as R4C and approved a four-story residential building containing 21 apartments, the maximum allowed density for the site. The proposed project seeks to rezone the site to allow more dwelling units within the same building footprint.

The first review of SP25-0006 revealed that site plan required three variances from the dimensional standards of the C2B district and would require one dimensional variance from the R4E (Multiple-Family Dwelling) district. The applicant indicated they would petition for rezoning approval to designate the site R4E first. Review of the site plan will continue concurrently with scheduling of approvals held until a decision on the rezoning has been made by City Council.