

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 1, 2022

SUBJECT: Amendment to the Zoning Map, Section 5.10.2, of Chapter 55 (Unified Development Code) to rezone parcels in the South State Street and East/West Eisenhower Parkway area to TC1 Transit Corridor district

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to the Zoning Map, a part of Chapter 55 Unified Development Code, to designate the zoning classification of 68 parcels in the South State Street and East/West Eisenhower Parkway area as TC1 as proposed.

STAFF RECOMMENDATION:

Staff recommends that the proposed rezoning be approved because it is consistent with the general and specific purpose of the proposed zoning district designation, TC1 (Transit Corridor), will promote land use designs that reduce the reliance on the automobile (Land Use Element Goal B), will locate higher residential densities near mass transit routes and in proximity to commercial, employment and activity centers (Land Use Element Goal B, Objective 1), will encourage commercial and employment centers to promote pedestrian activity and support mixed-use “village” centers in existing commercial areas to provide new residential opportunities and designs where parking lots are not the dominant feature (Land Use Element Goal E, including Objectives 1 and 2), will prioritize transit improvement to support increased economic activity in the South State Street corridor as well as encouraging better utilization of land through infill and reuse, promoting mixed land uses along the corridor (South State Street Corridor Plan LU-2, LU-9, LU-11), and creates a transit-oriented district for a signature corridor and designates a portion of the city with design guidelines and building form regulations to guide redevelopment that support transit and active transportation (Transportation Plan), among other established goals and policies expressed in the City’s Comprehensive Plan.

SUMMARY:

Planning staff have initiated an amendment to the Zoning Map on behalf of the City Council and Planning Commission to rezone 68 parcels in the South State Street and East/West Eisenhower Parkway area as TC1 (Transit Corridor) district. This action was requested by the City Council as part of its approval of the ordinance establishing the TC1 district in the Unified Development Code on July 6, 2021.

BACKGROUND:

City-Initiated Rezoning – On November 16, 2020, City Council directed the Planning Commission to create a zoning district to support high density development along transit corridors and requested that work include a recommendation for preliminary geographic areas to consider for such designation (see Resolution R-20-439, Legistar File 20-1676). An ordinance to amend the Unified Development Code to create a new zoning district named TC1 (Transit Corridor) district was prepared for consideration by Planning staff, working with the Planning Commission's Ordinance Revisions Committee and numerous stakeholders.

The Planning Commission held public hearings on April 6, 2020 and April 13, 2020. Their recommendation for approval of the TC1 district included four geographic areas to consider for the new district:

- South State Street between Oakbrook Drive and I-94, and East-West Eisenhower Parkway between South Main Street and the railroad
- Washtenaw Avenue between US-23 and Platt Road
- West Stadium Boulevard and North-South Maple Road between Jackson Road and Pauline Boulevard
- Plymouth Road between Traverwood Boulevard and US-23

The South State and E/W Eisenhower area was selected by the Planning Commission for the first city-initiated rezoning application. An introductory and informational webinar was held on November 9, 2021 for all owners, residents, and tenants inside and extending 1000 feet from the proposed rezoning area, as well as anyone interested in city planning and zoning.

More background and information about this city-initiated rezoning is available on the project webpage at www.a2gov.org/tc1rezoning and clicking here:
<https://www.a2gov.org/departments/planning/Pages/-City-Initiated-TC1-Rezoning.aspx>

TC1 District – The TC1 district was created as a meaningful, achievable, and realistic way to simultaneously address a variety of different but related goals expressed in the eight documents that comprise the Comprehensive Plan, such as sustainability, access and choice in housing, housing affordability, reducing vehicle miles traveled, relieving vehicle congestion, supporting existing transit service, and supporting and expanding nonmotorized transportation.

More specifically, application of the TC1 district will accomplish:

- Promoting land use designs that reduce reliance on the automobile (Land Use Element, Goal B).
- Locating higher residential densities near mass transit routes and in proximity to commercial, employment, and activity centers (LUE, Goal B, Objective 1)
- Improving the safety, accessibility and desirability of walking, biking or using mass transit (LUE, Goal B, Objective 2)
- Providing a full range of housing choices (size, price, design, accessibility, etc.) that meets the existing and anticipated needs of all City residents (LUE, Goal C)
- Encouraging a variety of housing types within new and mixed-use development projects (LUE Goal C, Objective 2)

- Encouraging commercial and employment centers that promote pedestrian activity, de-emphasize the use of the automobile, and provide a sense of balance with surrounding land uses (LUE Goal E)
- Supporting mixed-use, “village” centers in existing commercial areas that are designed to provide new residential opportunities, increase pedestrian activity and reduce the total number of vehicular trips (LUE, Goal E, Objective 1)
- Encouraging developers to design commercial and office centers where the parking lot is not the dominant feature from the road (LUE, Goal E, Objective 2)
- Preserving the economic development potential by creating opportunities for high quality, attractive development and redevelopment (South State Street Corridor Plan, CM-11)
- Prioritizing transit improvement to support increased economic activity in the corridor (SSSCP, LU-2)
- Evaluating innovative parking solutions to utilize land more efficiently (SSSCP, LU-6)
- Encouraging better utilization of land through infill and reuse (SSSCP, LU-9)
- Promoting mixed land uses (residential and office or residential and ancillary retail) along the corridor (SSSCP, LU-11)
- Becoming more transit-oriented, bike-friendly, and pedestrian-friendly, and less reliant on fuel consumptive forms of motorized travel (Transportation Plan)

More background and information about establishing the TC1 district is available on the project website at <https://www.a2gov.org/departments/planning/Pages/Proposed-Transit-Oriented-Zoning-District.aspx>

PROPOSED REZONING:

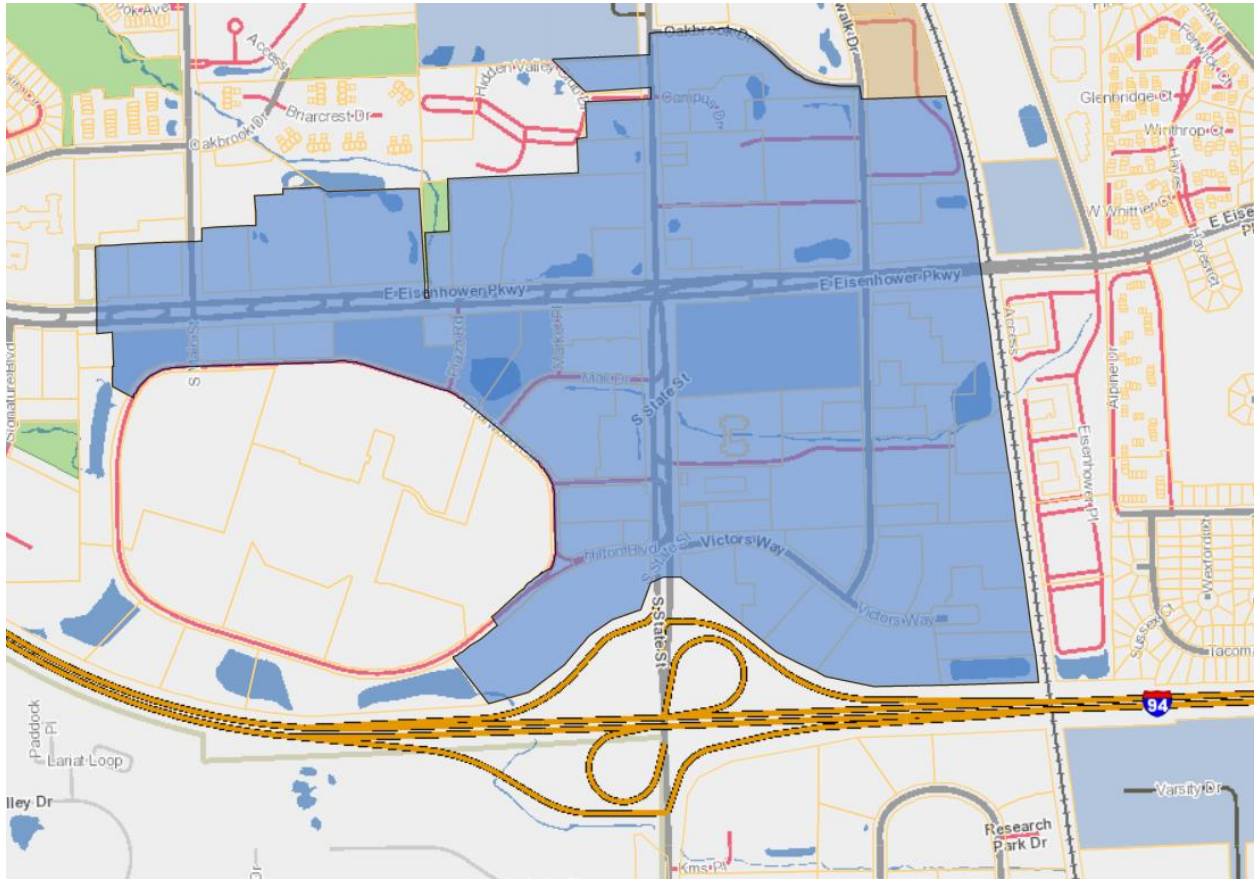


Figure 1: Proposed TC1 zoning district shown in blue shade.

The proposed rezoning includes 68 parcels centered around South State Street and East/West Eisenhower Parkway, extending north to Oakbrook Drive, east to the railroad tracks, south to I-94, and west to South Main Street. In addition to South State Street and East/West Eisenhower Parkway, parcels in the proposed district front onto Boardwalk Drive and Victors Way.

Parcels in the proposed district range in size from 9,147 square feet (0.21 acres) to 13.6 acres (592,416 square feet), with an average size of about 152,460 square feet or 3.5 acres. All but two parcels are developed with buildings. Two other parcels are developed without buildings, one having a surface parking lot and one containing a stormwater management pond.

A table listing the parcel ID number, address, area, current zoning designation and brief description of its existing conditions for each parcel proposed to be rezoned is attached.

STAFF COMMENTS:

Planning – The proposed district is defined by parcels that directly front on South State or East/West Eisenhower, or complete the blocks north of East Eisenhower between South State and the railroad tracks. The proposed district is composed of parcels that meet the general and specific intents of the TC1 district – along and proximate to existing transit corridors with regular

fixed service provided by the AAATA and being established commercial and office sites. TC1 zoning designation will replace O, C3, P, R5, M1 and PUD designations.

Most parcels in the proposed district have the ability to place mid-sized apartment buildings and townhouses in their front yards and surface parking lots as encouraged by the purpose of the TC1 district. The proposed rezoning has the potential to add hundreds of homes in an area already served by our transit system, and transforming the area into a mixed-use neighborhood offering the three foundations of a complete neighborhood – places to live, work, and shop.

Applying the TC1 district as proposed is a concrete action toward fulfilling the City's land use, sustainability, affordability, and transportation goals, and needs.

Prepared by Alexis DiLeo

Reviewed by Brett Lenart

1/27/22

Attachments: Key Map

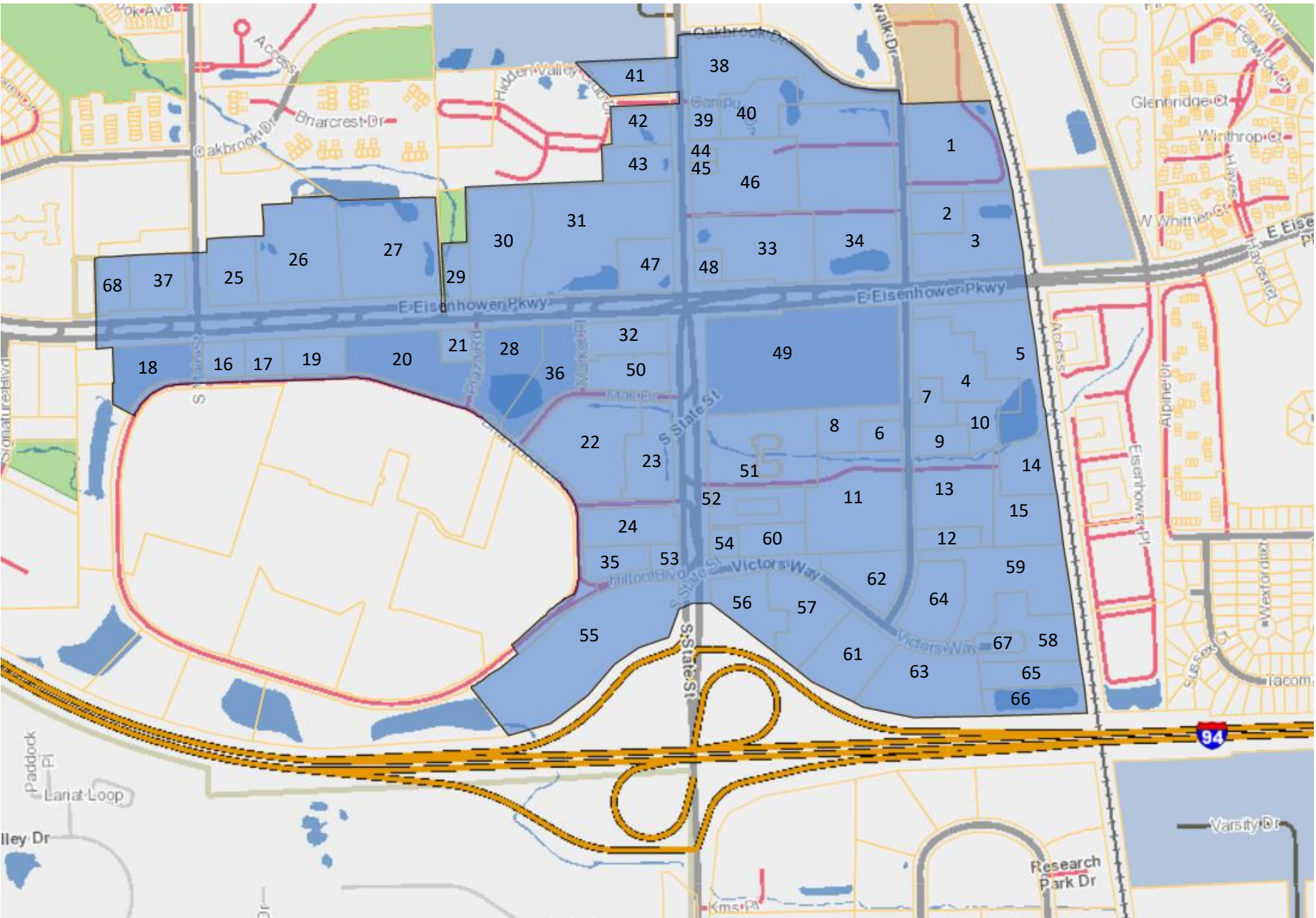
Table of Parcel Addresses

Ordinance to Amend the Zoning Map for South State Street and East/West
Eisenhower Area Rezoning to TC1

c: Systems Planning

City Attorney's Office

South State and E/W Eisenhower Area Rezoning to TC1
February 1, 2022 Planning Staff Report
Attachment Key Map



South State and East/West Eisenhower Area Rezoning to TC1

February 1, 2022 Planning Staff Report

Attachment

Key	Parcel Identification Number	Complete Property Address	Acres	Existing Zoning	Description
1	09-12-04-301-012	2875 BOARDWALK DR	6.11	M1	1 story commercial building with surface parking
2	09-12-04-301-013	2915 BOARDWALK DR	1.50	M1	2-story commercial building with surface parking
3	09-12-04-301-014	2925 BOARDWALK DR	4.68	M1	1 story commercial building with surface parking
4	09-12-09-201-026	3005 BOARDWALK DR	4.25	O	1 story office building with surface parking
5	09-12-09-201-025	3025 BOARDWALK DR	5.77	O	2-story office with surface parking
6	09-12-09-200-022	3100 BOARDWALK DR	1.01	C3	fast food restaurant with drive thru
7	09-12-09-201-013	3125 BOARDWALK DR	1.07	C3	restaurant with surface parking
8	09-12-09-200-021	3150 BOARDWALK DR	1.95	C3	restaurant with surface parking
9	09-12-09-201-014	3155 BOARDWALK DR	1.29	O	5-story hotel with surface parking
10	09-12-09-201-011	3175 BOARDWALK DR	1.16	O	surface parking lot associated with hotel
11	09-12-09-200-025	3200 BOARDWALK DR	6.54	C3	6-story hotel with surface parking
12	09-12-09-201-005	3203 BOARDWALK DR	1.00	P	surface parking lot associated with hotel
13	09-12-09-201-008	3205 BOARDWALK DR	4.26	C3	4-story hotel with surface parking
14	09-12-09-201-015	3265 BOARDWALK DR	2.02	C3	3-story hotel with surface parking
15	09-12-09-201-010	3285 BOARDWALK DR	2.49	C3	4-story hotel with surface parking
16	09-12-08-100-036	105 BRIARWOOD CIR	1.05	O	1 story bank, with drive thru windows, and surface parking
17	09-12-08-100-032	125 BRIARWOOD CIR	1.00	O	1 story bank, with drive thru windows, and surface parking
18	09-12-08-200-020	1801 BRIARWOOD CIR	2.61	O	Two 1 story medical office buildings with surface parking
19	09-12-08-100-057	225 BRIARWOOD CIR	1.67	O	1 story bank, with drive thru windows, and surface parking
20	09-12-08-100-066	355 BRIARWOOD CIR	4.15	O	1 story office with surface parking
21	09-12-08-100-065	395 BRIARWOOD CIR	0.76	O	1 story office with surface parking
22	09-12-08-100-055	555 BRIARWOOD CIR	5.80	PUD	1 story office building with restaurant and surface parking
23	09-12-08-100-054	575 BRIARWOOD CIR	2.81	PUD	1 story restaurant with surface parking
24	09-12-08-100-052	615 BRIARWOOD CIR	2.35	PUD	2-story commercial building with surface parking
25	09-12-05-400-036	305 E EISENHOWER PKWY	2.82	O	3-story office with surface parking
26	09-12-05-400-154	315 E EISENHOWER PKWY	6.06	O	3-story office with surface and structured parking
27	09-12-05-400-019	325 E EISENHOWER PKWY	7.66	O	3-story office with surface parking
28	09-12-08-100-046	400 E EISENHOWER PKWY	3.34	O	1 story office with surface parking
29	09-12-05-400-156	411 E EISENHOWER PKWY	1.04	PUD	3-story office with surface and under-building parking
30	09-12-05-400-040	425 E EISENHOWER PKWY	4.51	PUD	1 story commercial building with surface parking

South State and East/West Eisenhower Area Rezoning to TC1

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Attachment

Key	Parcel Identification Number	Complete Property Address	Acres	Existing Zoning	Description
31	09-12-05-400-041	455 E EISENHOWER PKWY	9.73	PUD	Multi-story commercial building with surface parking
32	09-12-08-100-063	500 E EISENHOWER PKWY	2.06	PUD	1 story office building with surface parking
33	09-12-04-300-062	777 E EISENHOWER PKWY	10.42	O	10-story office building with surface parking
34	09-12-04-300-063	789 E EISENHOWER PKWY	12.31	O	3-story office building with surface parking
35	09-12-08-100-053	625 HILTON BLVD	1.49	PUD	1 story restaurant with surface parking
36	09-12-08-100-045	475 MARKET PL	2.95	O	1 story office building with surface parking
37	09-12-05-304-004	2992 S MAIN ST	2.25	O	1 story bank, with drive thru windows, and surface parking
38	09-12-04-300-061	2723 S STATE ST	5.69	O	5-story office building, with parking structure and surface parking
39	09-12-04-300-060	2725 S STATE ST	0.81	O	1 story bank, with drive thru windows, and surface parking
40	09-12-04-300-059	2727 S STATE ST	2.49	O	2-story office with surface parking
41	09-12-05-400-013	2750 S STATE ST	2.06	PUD	1 story office with surface parking
42	09-12-05-400-014	2770 S STATE ST	1.88	O	Open space associated with adjacent multiple-family homes
43	09-12-05-400-026	2800 S STATE ST	1.77	M1	1 story commercial building with surface parking
44	09-12-04-300-043	2801 S STATE ST	0.24	O	open space
45	09-12-04-300-044	2803 S STATE ST	0.21	O	Converted office building with small surface parking
46	09-12-04-300-065	2845 S STATE ST	10.42	O	Surface parking lot associated with 777 Building
47	09-12-05-400-152	2950 S STATE ST	2.09	PUD	5-story office building with surface parking
48	09-12-04-300-048	2991 S STATE ST	0.73	C3	gas station with convenience store
49	09-12-09-200-016	3001 S STATE ST	13.66	O	Wolverine Tower 11-story office building with surface parking
50	09-12-08-100-064	3010 S STATE ST	2.14	PUD	1 story office building and restaurant with surface parking
51	09-12-09-200-900	3131 S State St		O	3-story office with surface parking
52	09-12-09-200-901	3201 S State St		C3	1 story bank with surface parking
53	09-12-08-100-019	3230 S STATE ST	0.43	C3	gas station and auto repair
54	09-12-09-200-014	3267 S STATE ST	0.60	C3	gas station with convenience store
55	09-12-08-100-062	3500 S STATE ST	10.70	R5	3-story hotel with surface parking
56	09-12-09-201-023	3501 S STATE ST	3.39	R5	3-story hotel with surface parking
57	09-12-09-201-024	3505 S STATE ST	2.51	R5	2-story motel with surface parking
58	09-12-09-201-021	1000 VICTORS WAY	3.65	O	Common parking area of Office complex
59	09-12-09-201-022	1200 VICTORS WAY	5.72	O	1 story office building in a complex
60	09-12-09-200-012	725 VICTORS WAY	1.61	C3	fast food restaurant with drive thru

South State and East/West Eisenhower Area Rezoning to TC1

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Key	Parcel Identification Number	Complete Property Address	Acres	Existing Zoning	Description				
61	09-12-09-201-016	800 VICTORS WAY	3.40	R5	2-story hotel with surface parking				
62	09-12-09-200-026	825 VICTORS WAY	2.49	C3	3-story office building with surface parking				
63	09-12-09-201-017	900 VICTORS WAY	5.02	O	3-story office building with surface parking				
64	09-12-09-201-007	925 VICTORS WAY	3.00	R5	3-story hotel with surface parking				
65	09-12-09-201-019	950 VICTORS WAY	1.82	O	1 story office building with surface parking				
66	09-12-09-201-018	VICTORS WAY	2.08	O	Stormwater management pond associated with Atrium Office Complex				
67	09-12-09-201-800	Victors Way (Private) Ct		O	Drive circle associated with Atrium Office Complex				
68	09-12-05-304-003	250 W EISENHOWER PKWY	1.39	O	1 story office building with surface parking				

South State Street and East/West Eisenhower Parkway Area Rezoning

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 amended to designate the zoning classification of all property specifically shown on the Proposed South State Street and East/West Eisenhower Parkway Area Rezoning Map (Attachment A) as TC1 (Transit Corridor District) whether listed or not for reference on the parcel identification list below:

Stat

Parcel Identification Number	Complete Property Address	Existing Zoning Designation	Proposed Zoning Designation
09-12-04-301-012	2875 BOARDWALK DR	M1	TC1
09-12-04-301-013	2915 BOARDWALK DR	M1	TC1
09-12-04-301-014	2925 BOARDWALK DR	M1	TC1
09-12-09-201-026	3005 BOARDWALK DR	O	TC1
09-12-09-201-025	3025 BOARDWALK DR	O	TC1
09-12-09-200-022	3100 BOARDWALK DR	C3	TC1
09-12-09-201-013	3125 BOARDWALK DR	C3	TC1
09-12-09-200-021	3150 BOARDWALK DR	C3	TC1
09-12-09-201-014	3155 BOARDWALK DR	O	TC1
09-12-09-201-011	3175 BOARDWALK DR	O	TC1
09-12-09-200-025	3200 BOARDWALK DR	C3	TC1
09-12-09-201-005	3203 BOARDWALK DR	P	TC1
09-12-09-201-008	3205 BOARDWALK DR	C3	TC1
09-12-09-201-015	3265 BOARDWALK DR	C3	TC1
09-12-09-201-010	3285 BOARDWALK DR	C3	TC1
09-12-08-100-036	105 BRIARWOOD CIR	O	TC1
09-12-08-100-032	125 BRIARWOOD CIR	O	TC1
09-12-08-200-020	1801 BRIARWOOD CIR	O	TC1
09-12-08-100-057	225 BRIARWOOD CIR	O	TC1
09-12-08-100-066	355 BRIARWOOD CIR	O	TC1
09-12-08-100-065	395 BRIARWOOD CIR	O	TC1
09-12-08-100-055	555 BRIARWOOD CIR	PUD	TC1
09-12-08-100-054	575 BRIARWOOD CIR	PUD	TC1
09-12-08-100-052	615 BRIARWOOD CIR	PUD	TC1
09-12-05-400-036	305 E EISENHOWER PKWY	O	TC1
09-12-05-400-154	315 E EISENHOWER PKWY	O	TC1
09-12-05-400-019	325 E EISENHOWER PKWY	O	TC1

Parcel Identification Number	Complete Property Address	Existing Zoning Designation	Proposed Zoning Designation
09-12-08-100-046	400 E EISENHOWER PKWY	O	TC1
09-12-05-400-156	411 E EISENHOWER PKWY	PUD	TC1
09-12-05-400-040	425 E EISENHOWER PKWY	PUD	TC1
09-12-05-400-041	455 E EISENHOWER PKWY	PUD	TC1
09-12-08-100-063	500 E EISENHOWER PKWY	PUD	TC1
09-12-04-300-062	777 E EISENHOWER PKWY	O	TC1
09-12-04-300-063	789 E EISENHOWER PKWY	O	TC1
09-12-08-100-053	625 HILTON BLVD	PUD	TC1
09-12-08-100-045	475 MARKET PL	O	TC1
09-12-05-304-004	2992 S MAIN ST	O	TC1
09-12-04-300-061	2723 S STATE ST	O	TC1
09-12-04-300-060	2725 S STATE ST	O	TC1
09-12-04-300-059	2727 S STATE ST	O	TC1
09-12-05-400-013	2750 S STATE ST	PUD	TC1
09-12-05-400-014	2770 S STATE ST	O	TC1
09-12-05-400-026	2800 S STATE ST	M1	TC1
09-12-04-300-043	2801 S STATE ST	O	TC1
09-12-04-300-044	2803 S STATE ST	O	TC1
09-12-04-300-065	2845 S STATE ST	O	TC1
09-12-05-400-152	2950 S STATE ST	PUD	TC1
09-12-04-300-048	2991 S STATE ST	C3	TC1
09-12-09-200-016	3001 S STATE ST	O	TC1
09-12-08-100-064	3010 S STATE ST	PUD	TC1
09-12-09-200-900	3131 S State St	O	TC1
09-12-09-200-901	3201 S State St	C3	TC1
09-12-08-100-019	3230 S STATE ST	C3	TC1
09-12-09-200-014	3267 S STATE ST	C3	TC1
09-12-08-100-062	3500 S STATE ST	R5	TC1
09-12-09-201-023	3501 S STATE ST	R5	TC1
09-12-09-201-024	3505 S STATE ST	R5	TC1
09-12-09-201-021	1000 VICTORS WAY	O	TC1
09-12-09-201-022	1200 VICTORS WAY	O	TC1
09-12-09-200-012	725 VICTORS WAY	C3	TC1
09-12-09-201-016	800 VICTORS WAY	R5	TC1
09-12-09-200-026	825 VICTORS WAY	C3	TC1
09-12-09-201-017	900 VICTORS WAY	O	TC1
09-12-09-201-007	925 VICTORS WAY	R5	TC1
09-12-09-201-019	950 VICTORS WAY	O	TC1
09-12-09-201-018	VICTORS WAY	O	TC1
09-12-09-201-800	Victors Way (Private) Ct	O	TC1
09-12-05-304-003	250 W EISENHOWER PKWY	O	TC1

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