

MEMORANDUM

TO: Ordinance Revisions Committee
FROM: Alexis DiLeo, City Planner
DATE: September 28, 2021
SUBJECT: City-initiated State & Eisenhower area rezoning

This memo provides a schedule update, asks for input on an informational webinar/working session, and provides the final parcel list for rezoning.

Working Session Webinar November 9

To kick off engagement and education for this city-initiated rezoning petition, staff propose an alternative to the previously suggested work plan: an engagement and education webinar hosted by the Planning Commission at its November 9, 2021 working session.

Notices of this working session webinar will be sent to all owners and residents/tenants of the parcels proposed for rezoning as well as within 1000 feet of this area, consistent with community participation requirements for any rezoning. At this working session webinar, staff will present:

- proposed rezoning parcel list
- explain the rezoning procedures
- background on the standards and regulations of the TC1 district
- explain the basics of development and redevelopment process

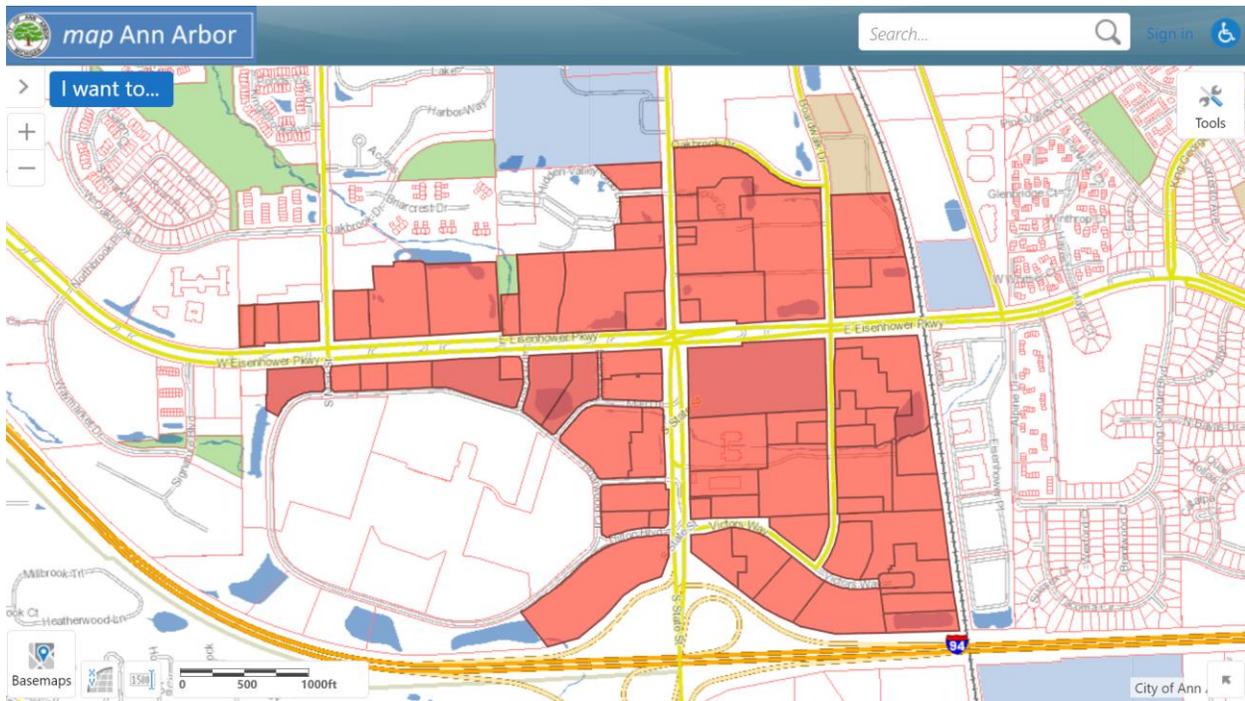
The working session webinar will be an opportunity for affected owners and tenants, interested community members, and the Planning Commission to ask questions, provide comments, and share concerns. Contact information will be provided in the meeting notices so anyone may reach out to staff in advance.

What specific materials should be included in the staff presentation? What specific questions or concerns should be covered in the staff presentation?

Rezoning List

Sixty-nine parcels will be included in the city-initiated rezoning petition in the State & Eisenhower area. This final list adds three more parcels from the preliminary list discussed by the ORC at their July 2021 meeting. Parcels in the final list are highlighted on the map below and listed in the following table with property address, owner's name, acres, and current zoning designation.

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Parcel	Complete Property Address	Owner Name Primary	Acres	Zoning
1	296 W Eisenhower Pkwy	296 EISENHOWER LLC		TWP
2	250 W EISENHOWER PKWY	BRAYTON PARTNERS, LLC	1.39	O
3	2992 S MAIN ST	NATIONAL CITY BANK OF MICHIGAN	2.25	O
4	305 E EISENHOWER PKWY	BURLINGTON PROPERTY, LLC	2.82	O
5	315 E EISENHOWER PKWY	BURLINGTON PROPERTY, LLC	6.06	O
6	325 E EISENHOWER PKWY	BURLINGTON PROPERTY, LLC	7.66	O
7	411 E EISENHOWER PKWY	JAG EISENHOWER, LLC	1.04	PUD
8	425 E EISENHOWER PKWY	SCF RC FUNDING IV LLC	4.51	PUD
9	455 E EISENHOWER PKWY	CONCORD CENTER ASSOCIATES, LLC	9.73	PUD
10	2950 S STATE ST	DAHLMANN SOUTH STATE, LLC	2.09	PUD
11	2800 S STATE ST	FREY STATE STREET PROPERTY, LLC	1.77	M1
12	S STATE ST	MADISON HVC, LLC	1.88	O
13	2750 S STATE ST	2750 SOUTH STATE STREET PROP LLC	2.06	PUD
14	2723 S STATE ST	SOUTH STATE COMMONS, L.L.C.	5.69	O
15	2725 S STATE ST	UNIVERSITY OF MICHIGAN CREDIT UNION	0.81	O
16	2727 S STATE ST	SOUTH STATE COMMONS III LLC	2.49	O
17	2845 S STATE ST	777 ASSOCIATES, LLC	10.42	O
18	2801 S STATE ST	SOUTH STATE COMMONS III, LLC	0.24	O
19	2803 S STATE ST	NS REAL ESTATE, LLC	0.21	O
20	789 E EISENHOWER PKWY	CIG EISENHOWER, LLC	12.31	O
21	777 E EISENHOWER PKWY	777 ASSOCIATES, LLC	10.42	O

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Parcel	Complete Property Address	Owner Name Primary	Acres	Zoning
22	2991 S STATE ST	JAK CUBED, LLC	0.73	C3
23	2875 BOARDWALK DR	BOARDWALK COMMERCE PARK ASSOC LLC	6.11	M1
24	2915 BOARDWALK DR	W W GRAINGER INC	1.50	M1
25	2925 BOARDWALK DR	JAGAR L.L.C.	4.68	M1
26	3025 BOARDWALK DR	NATIONAL CENTER FOR	5.77	O
27	3005 BOARDWALK DR	D R GROUP 10 LLC	4.25	O
28	3001 S STATE ST	UNIVERSITY OF MICHIGAN REGENTS	13.66	O
29	3125 BOARDWALK DR	MIN & KIM INC	1.07	C3
30	3175 BOARDWALK DR	3155 BOARDWALK-OWNER, LLC	1.16	O
31	3265 BOARDWALK DR	BRE/ESA PROPERTIES L.L.C.	2.02	C3
32	3285 BOARDWALK DR	PH ANN ARBOR HOTEL OWNER, LLC	2.49	C3
33	3205 BOARDWALK DR	IHP ANN ARBOR (MI) OWNER, LLC	4.26	C3
34	3155 BOARDWALK DR	3155 BOARDWALK-OWNER, LLC	1.29	O
35	3131 S State St	WATERWORKS PLAZA		O
36	3150 BOARDWALK DR	JK ANN ARBOR REAL ESTATE LLC	1.95	C3
37	3100 BOARDWALK DR	LIL PETER, LLC	1.01	C3
38	3200 BOARDWALK DR	ASHFORD ANN ARBOR LP	6.54	C3
39	3201 S State St	KILACO TRUST		C3
40	3267 S STATE ST	DIVERSIFIED FUELS PROPERTIES LLC	0.60	C3
41	725 VICTORS WAY	PE-BS, LLC	1.61	C3
42	1200 VICTORS WAY	BLACKBIRD ANN ARBOR LLC	5.72	O
43	BOARDWALK DR	ASHFORD ANN ARBOR LP	1.00	P
44	1000 VICTORS WAY	BLUEBIRD ANN ARBOR LLC	3.65	O
45	950 VICTORS WAY	BLACKBIRD ANN ARBOR LLC	1.82	O
46	VICTORS WAY	BLACKBIRD ANN ARBOR LLC	2.08	O
47	900 VICTORS WAY	BLUEBIRD ANN ARBOR LLC	5.02	O
48	Victors Way (Private) Ct	VICTORS WAY CT (PRIVATE)		O
49	925 VICTORS WAY	ANN ARBOR HOTEL PROPERTY CO, LLC	3.00	R5
50	825 VICTORS WAY	BLACKBIRD ANN ARBOR LLC	2.49	C3
51	800 VICTORS WAY	HPT IHG-2 PROPERTIES TRUST &	3.40	R5
52	3505 S STATE ST	ANN ARBOR HOSPITALITY LLC	2.51	R5
53	3501 S STATE ST	WOLVERINE SUPERIOR HOSPITALITY, INC	3.39	R5
54	3500 S STATE ST	ANN ARBOR CROWNE PLAZA	10.70	R5
55	3230 S STATE ST	PHOTOCAD, LLC	0.43	C3
56	625 HILTON BLVD	DRURY AT 2020, LLC	1.49	PUD
57	615 BRIARWOOD CIR	DRURY AT 2018, LLC	2.35	PUD
58	575 BRIARWOOD CIR	MALL AT BRIARWOOD, LLC	2.81	PUD
59	555 BRIARWOOD CIR	555 BRIARWOOD ASSOCIATES LLC	5.80	PUD
60	3010 S STATE ST	MALL AT BRIARWOOD, LLC	2.14	PUD
61	500 E EISENHOWER PKWY	WILLIAMSBURG VI L.L.C.	2.06	PUD

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Parcel	Complete Property Address	Owner Name Primary	Acres	Zoning
62	475 MARKET PL	UNIVERSITY OF MICHIGAN REGENTS	2.95	O
63	400 E EISENHOWER PKWY	UNIVERSITY OF MICHIGAN REGENTS	3.34	O
64	395 BRIARWOOD CIR	MANCHESTER BRIARWOOD, LLC	0.76	O
65	355 BRIARWOOD CIR	UNIVERSITY OF MICHIGAN REGENTS	4.15	O
66	225 BRIARWOOD CIR	DFCU FINANCIAL	1.67	O
67	125 BRIARWOOD CIR	TCF NATIONAL BANK	1.00	O
68	105 BRIARWOOD CIR	BANC ONE CORP	1.05	O
69	1801 BRIARWOOD CIR	UNIVERSITY OF MICHIGAN REGENTS	2.61	O