

ORDINANCE NO. ORD-23-36

First Reading: December 18, 2023
Public Hearing: January 22, 2024

Approved:
Published:
Effective:

Plymouth Road Area TC1 (Transit Corridor) District Rezoning

AN ORDINANCE TO AMEND SECTION 5.10.2 OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR - Plymouth Road Area TC1 (Transit Corridor) District Rezoning

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 Plymouth Road Area Rezoning Maps (Attachment A) as TC1 (Transit Corridor District) whether listed or not for reference on the parcel identification list below:

	PARCEL ID NUMBER	STREET ADDRESS	CURRENT ZONING
1	09-09-15-301-002	2000 TRAVERWOOD DR	ORL
2	09-09-22-201-014	2301 PLYMOUTH RD	O
3	09-09-22-201-023	2401 PLYMOUTH RD	O
4	09-09-22-201-022	2421 PLYMOUTH RD	O
5	09-09-15-410-001	2565 PLYMOUTH RD	ORL
6	09-09-15-410-007	2601 PLYMOUTH RD	C3
7	09-09-15-410-004	2665 PLYMOUTH RD	C3
8	09-09-15-410-002	2675 PLYMOUTH RD	C3
9	09-09-15-400-003	2701 PLYMOUTH RD	C3
10	09-09-15-400-011	2705 PLYMOUTH RD	C3
11	09-09-15-400-010	2793 PLYMOUTH RD	C3
12	09-09-15-400-001	2799 PLYMOUTH RD	C3
13	09-09-15-401-029	2901 PLYMOUTH RD	O
14	09-09-15-401-032	2925 PLYMOUTH RD	O
15	09-09-15-401-031	2935 PLYMOUTH RD	O
16	09-09-14-300-013	3001 PLYMOUTH RD	O
17	09-09-14-300-075	3055 PLYMOUTH RD	O

	PARCEL ID NUMBER	STREET ADDRESS	CURRENT ZONING
18	09-09-14-304-900	3250 Plymouth Rd Units 1-10	O
19	09-09-14-305-005	2000 COMMONWEALTH BLVD	PUD
20	09-09-14-401-007	2000 GREEN RD	C1
21	09-09-14-302-070	2001 COMMONWEALTH BLVD	RE
22	09-09-14-303-001	2100 GREEN RD	C3
23	09-09-14-400-006	2200 GREEN RD	C3
24	09-09-14-400-014	2300 GREEN RD	R5
25	09-09-14-401-005	3500 PLYMOUTH RD	C1
26	09-09-14-400-002	3501 PLYMOUTH RD	C3
27	09-09-14-400-005	3535 PLYMOUTH RD	C3
28	09-09-14-401-003	3550 PLYMOUTH RD	C3
29	09-09-14-401-006	3572 PLYMOUTH RD	C1B
30	09-09-14-401-011	3600 PLYMOUTH RD	R5
31	09-09-14-400-007	3601 PLYMOUTH RD	C3
32	09-09-14-401-009	3610 PLYMOUTH RD	R5
33	09-09-14-400-009	3611 PLYMOUTH RD	C3
34	09-09-14-400-008	3621 PLYMOUTH RD	C3
35	09-09-14-401-010	3650 PLYMOUTH RD	C3
36	09-09-14-305-900	3375-3469 Plymouth Rd	PUD
37	09-09-21-105-019	1635 PLYMOUTH RD	PUD
38	09-09-21-105-023	1645 PLYMOUTH RD	PUD
39	09-09-21-105-022	1655 PLYMOUTH RD	PUD
40	09-09-22-202-008	1667 PLYMOUTH RD	C1 and C1B
41	09-09-21-104-044	1750 PLYMOUTH RD	C1
42	09-09-22-201-001	1763 PLYMOUTH RD	C3
43	09-09-22-201-900	1771-1777 Plymouth Rd	C3
44	09-09-21-104-008	1800 PLYMOUTH RD	C3
45	09-09-22-201-006	1812 UPLAND DR	P

Section 2. THE STREET TYPE DESIGNATION 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 street type designation of Plymouth Road, Green

Road and Nixon Road in the TC1 district as Transit Corridor type, as shown on the Proposed Plymouth Road Area Street Type Designation Maps (Attachment B).

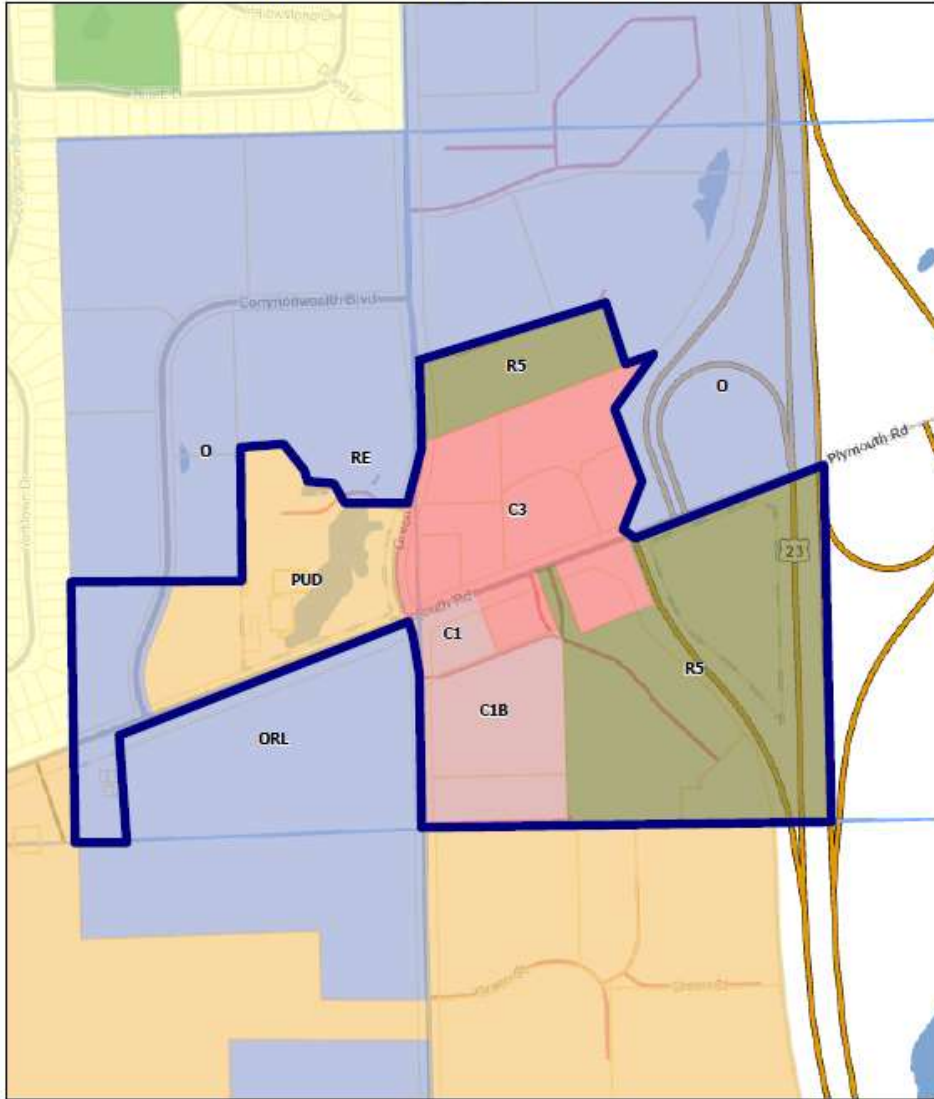
Section 3. This ordinance shall take effect and be in force on and after ten days from legal publication.

As Amended and Approved at First Reading by Ann Arbor City Council on December 18, 2023.

Attachment A – Zoning Maps

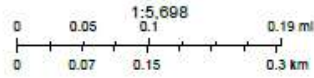
East

Proposed Plymouth Road East



1/22/2024, 10:01:49 AM

- Override 1
- City Zoning Districts
 - C1-Local Business
 - C1B-Community Convenience Center
 - C3-Fringe Commercial
 - O-Office
 - ORL-Office/Research/Limited Industrial
 - PL-Public Land
 - PUD-Planned Unit Development
 - R1C-Single Family Dwelling
 - R4A-Multiple Family Dwelling
 - R5-Motel/Hotel
 - RE-Research
 - Parcels
 - Parks
 - Quarter Sections
 - Common Parcels

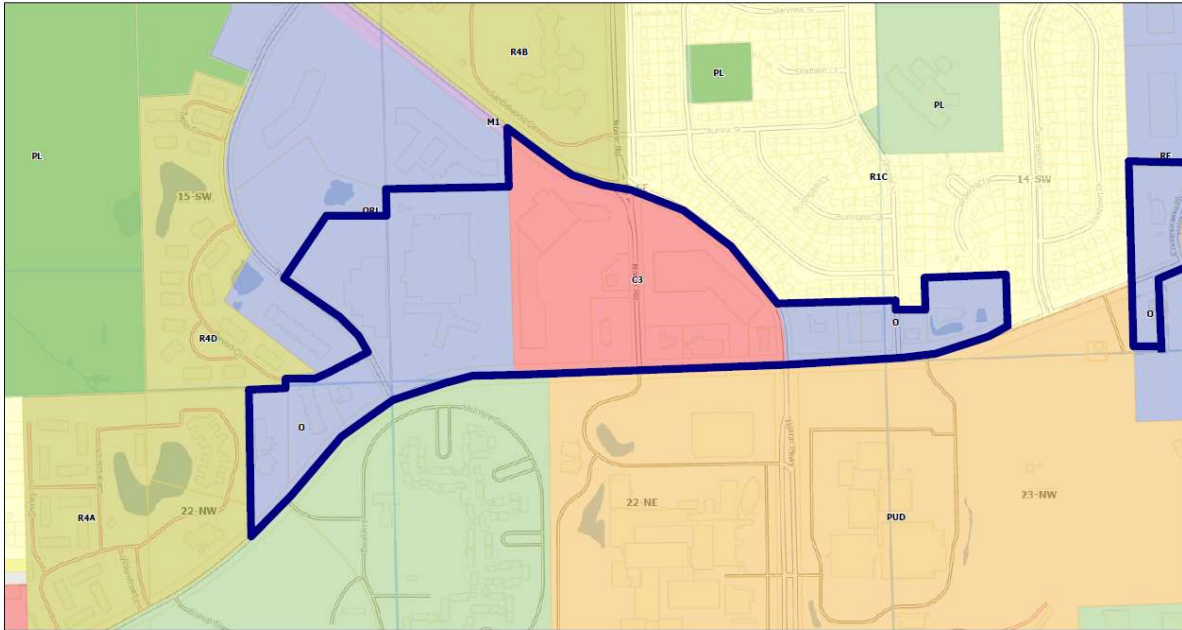


City of Ann Arbor

Map AnnArbor
City of Ann Arbor | Woodport and Scott Herrod |

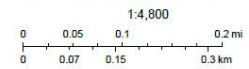
Central

Proposed Rezoning Plymouth Area Central



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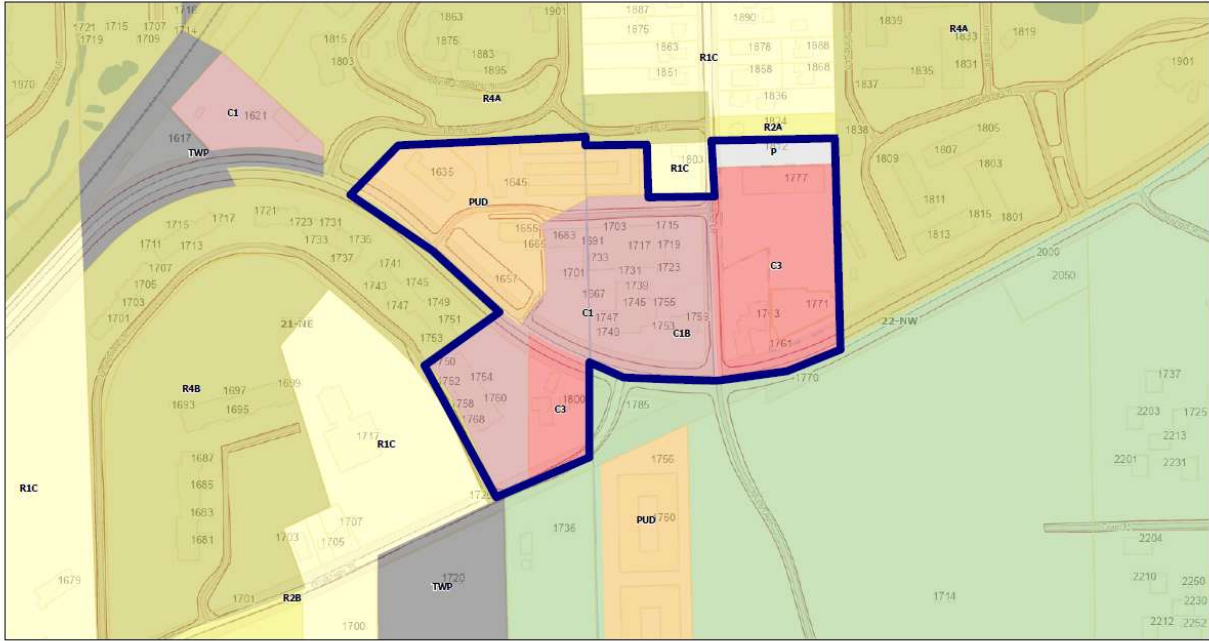
- | | | | |
|--|--|------------------------------|------------------|
| Override 1 | ORL-Office/Research/Limited Industrial | R2A-Two Family Dwelling | Parcels |
| City Zoning Districts C3-Fringe Commercial | P-Parking | R4A-Multiple Family Dwelling | Parks |
| M1-Limited Industrial | PL-Public Land | R4B-Multiple Family Dwelling | Quarter Sections |
| O-Office | PUD-Planned Unit Development | R4D-Multiple Family Dwelling | Common Parcels |
| | R1C-Single Family Dwelling | RE-Research | |



City of Ann Arbor

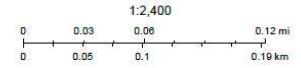
West

Proposed Rezoning Plymouth Area West



11/20/2023, 11:09:05 AM

- Override 1
- City Zoning Districts
 - C1-Local Business
 - C1B-Community Convenience Center
 - C3-Fringe Commercial
 - P-Parking
 - PL-Public Land
 - PUD-Planned Unit Development
 - R1A-Single Family Dwelling
 - R1C-Single Family Dwelling
 - R2A-Two Family Dwelling
 - R2B-Two Family Dwelling
 - R4A-Multiple Family Dwelling
 - R4B-Multiple Family Dwelling
 - R4D-Multiple Family Dwelling
 - Township Parcels
 - Parcels
 - Quarter Sections
 - Common Parcels

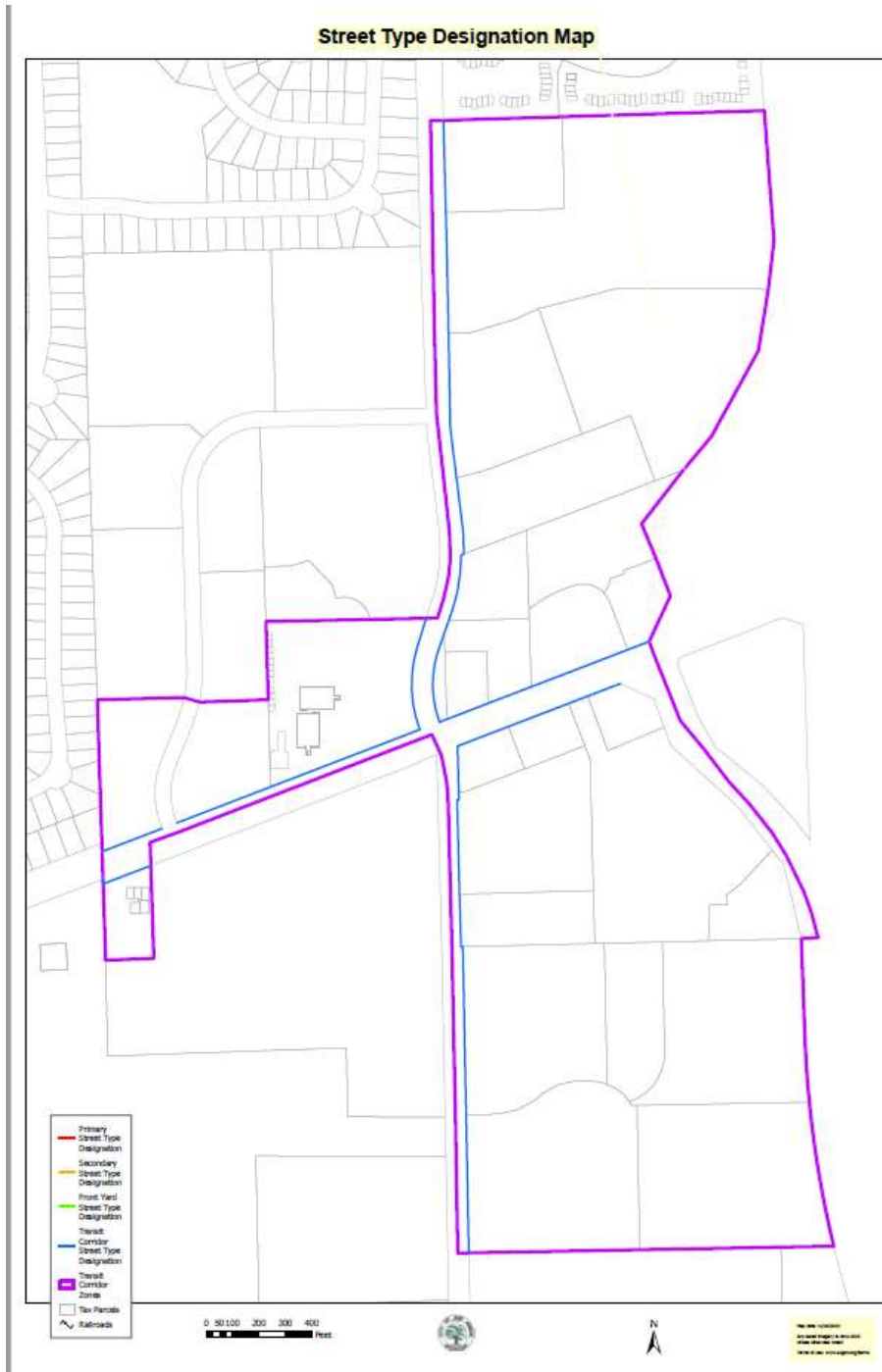


City of Ann Arbor

Map AnnArbor
City of Ann Arbor | Woolpert and Scott Harrod |

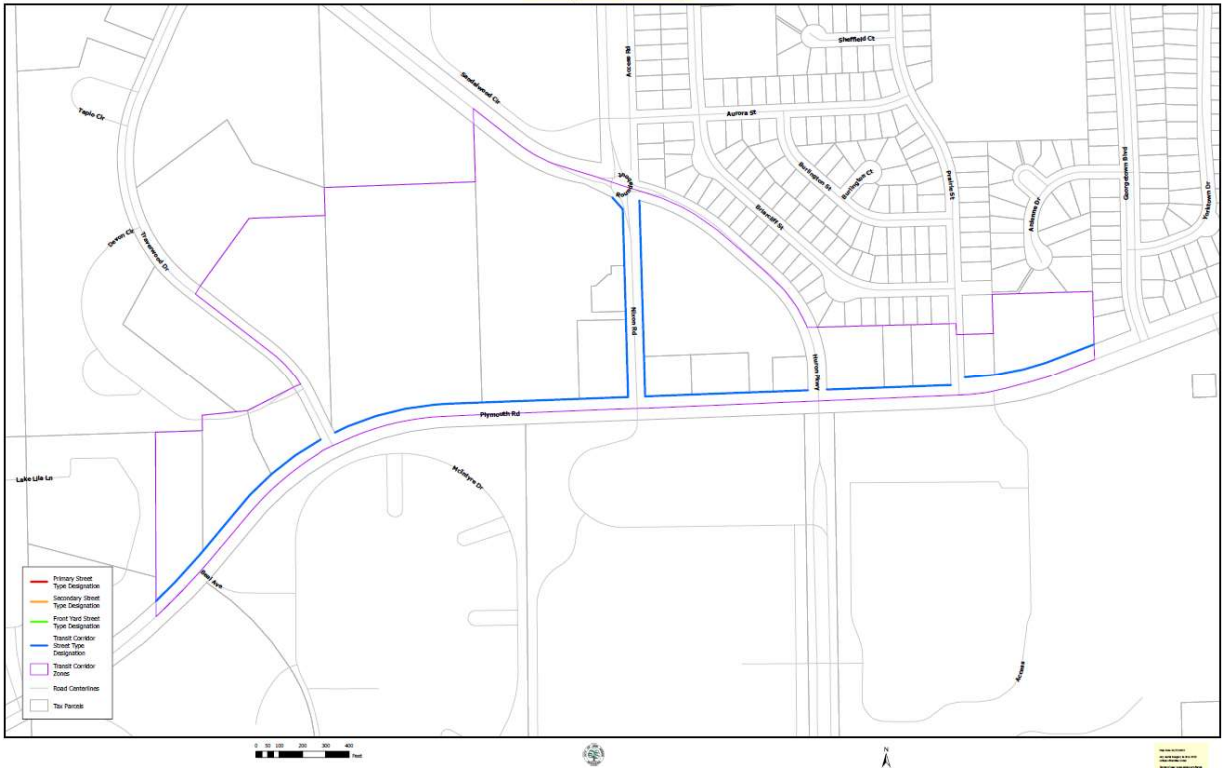
Attachment B – Street Type Designation Map

East



Central

Street Type Designation Map



West

Street Type Designation Map

