

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).

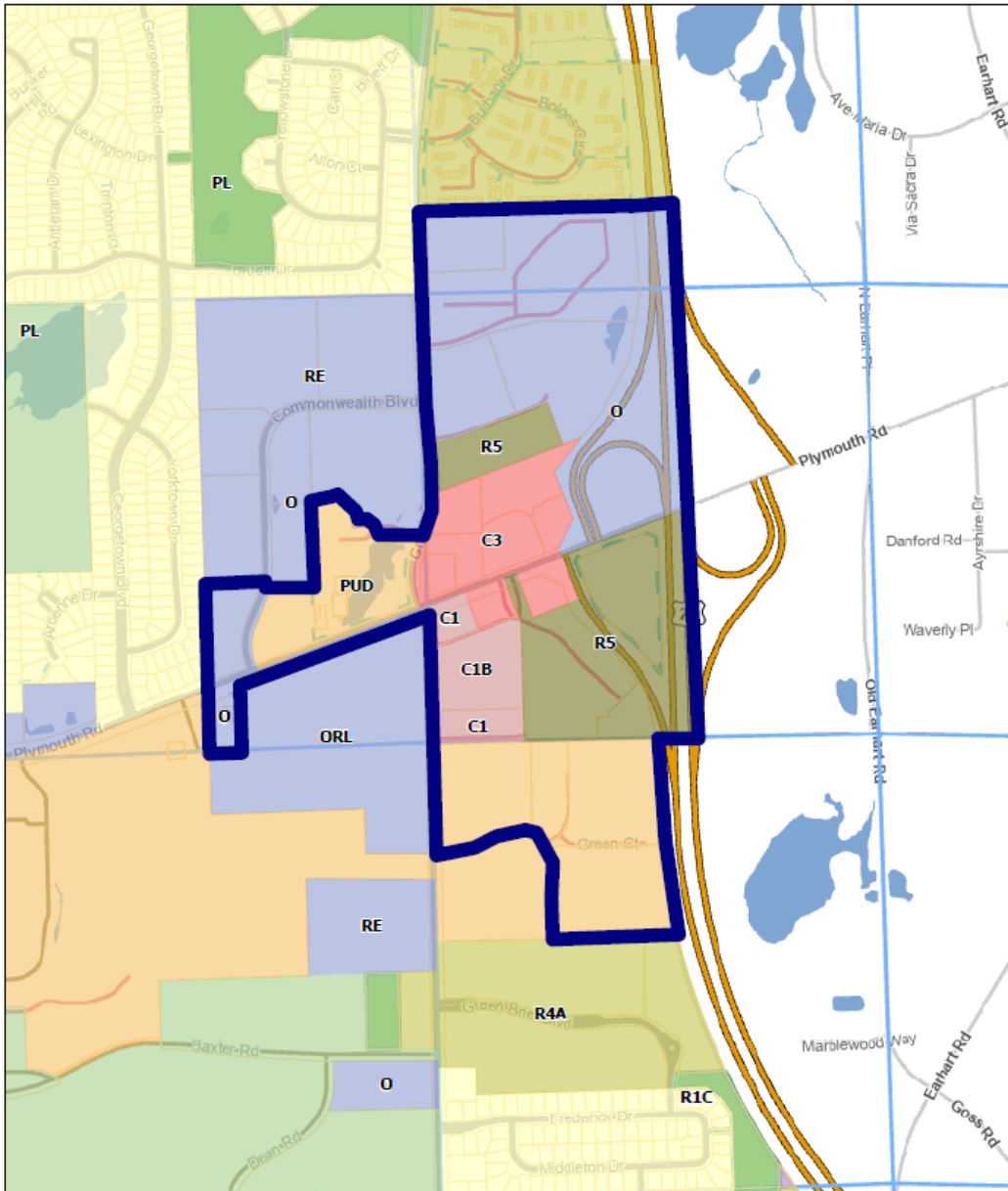
Section 3. This ordinance shall take effect and be in force on and after ten days from legal publication.

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

Attachment A – Zoning Maps

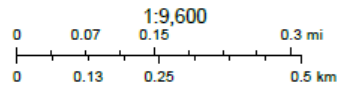
East

Proposed Rezoning Plymouth Road East



12/15/2023, 4:47:41 PM

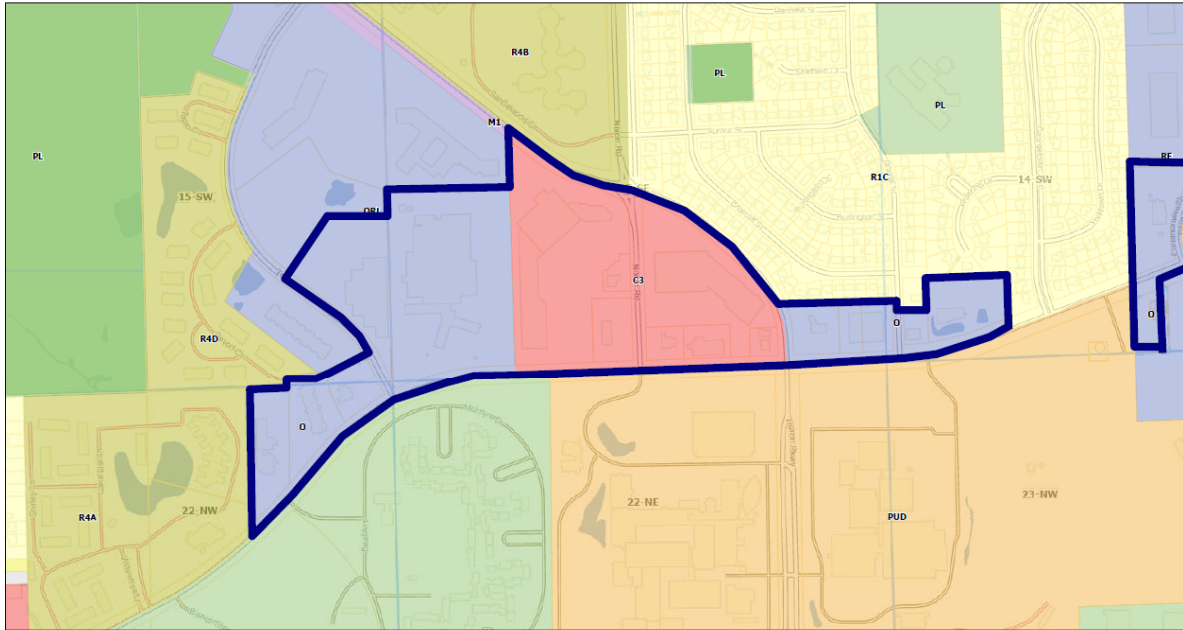
- Override 1
- R1B-Single Family Dwelling
- R1C-Single Family Dwelling
- R4A-Multiple Family Dwelling
- R5-Motel/Hotel
- RE-Research
- C1-Local Business
- C1B-Community Convenience Center
- C3-Fringe Commercial
- M1-Limited Industrial
- O-Office
- ORL-Office/Research/Limited Industrial
- PUD-Planned Unit Development
- PL-Public Land
- O-Office
- Parks
- Quarter Sections
- Common Parcels



City of Ann Arbor

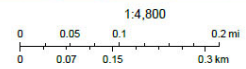
Central

Proposed Rezoning Plymouth Area Central



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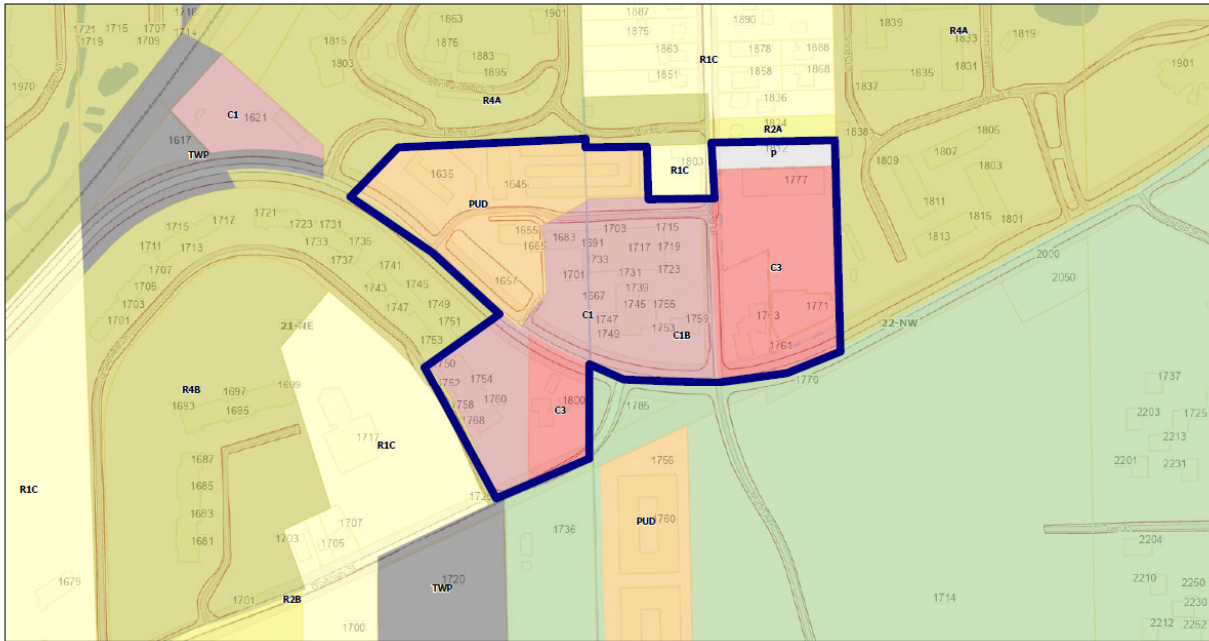
- | | | | |
|-----------------------|--|------------------------------|------------------|
| Override 1 | ORL-Office/Research/Limited Industrial | R2A-Two Family Dwelling | Parcels |
| City Zoning Districts | P-Parking | R4A-Multiple Family Dwelling | Parks |
| C3-Fringe Commercial | PL-Public Land |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



City of Ann Arbor

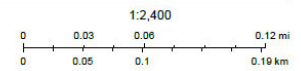
West

Proposed Rezoning Plymouth Area West



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

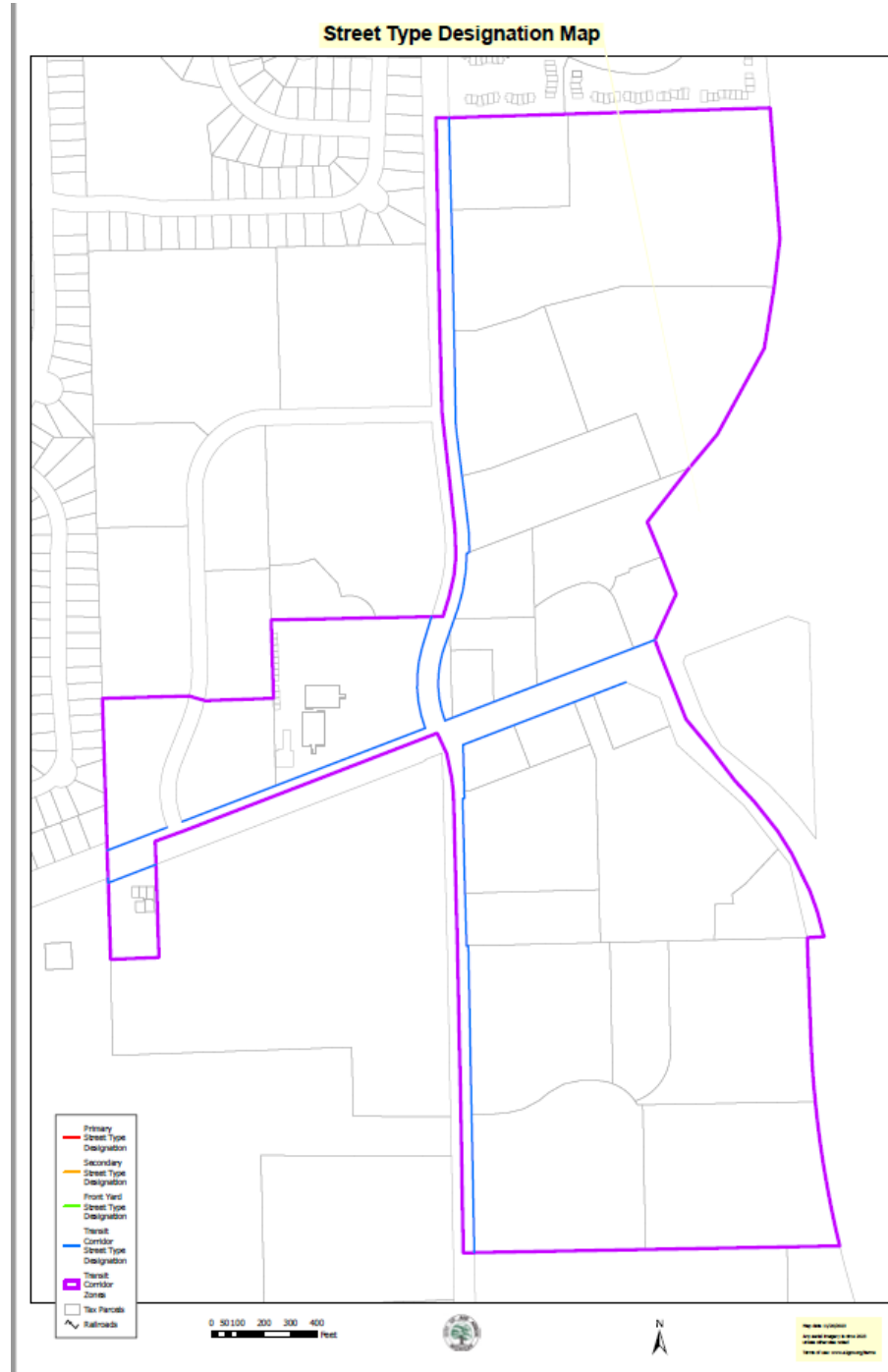
- █ Override 1
- City Zoning Districts**
- █ C1-Local Business
- █ C3-Fringe Commercial
- █ P-Parking
- █ PL-Public Land
- █ PUD-Planned Unit Development
- █ R1A-Single Family Dwelling
- █ R1C-Single Family Dwelling
- █ R2A-Two Family Dwelling
- █ R2B-Two Family Dwelling
- █ R4A-Multiple Family Dwelling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



City of Ann Arbor

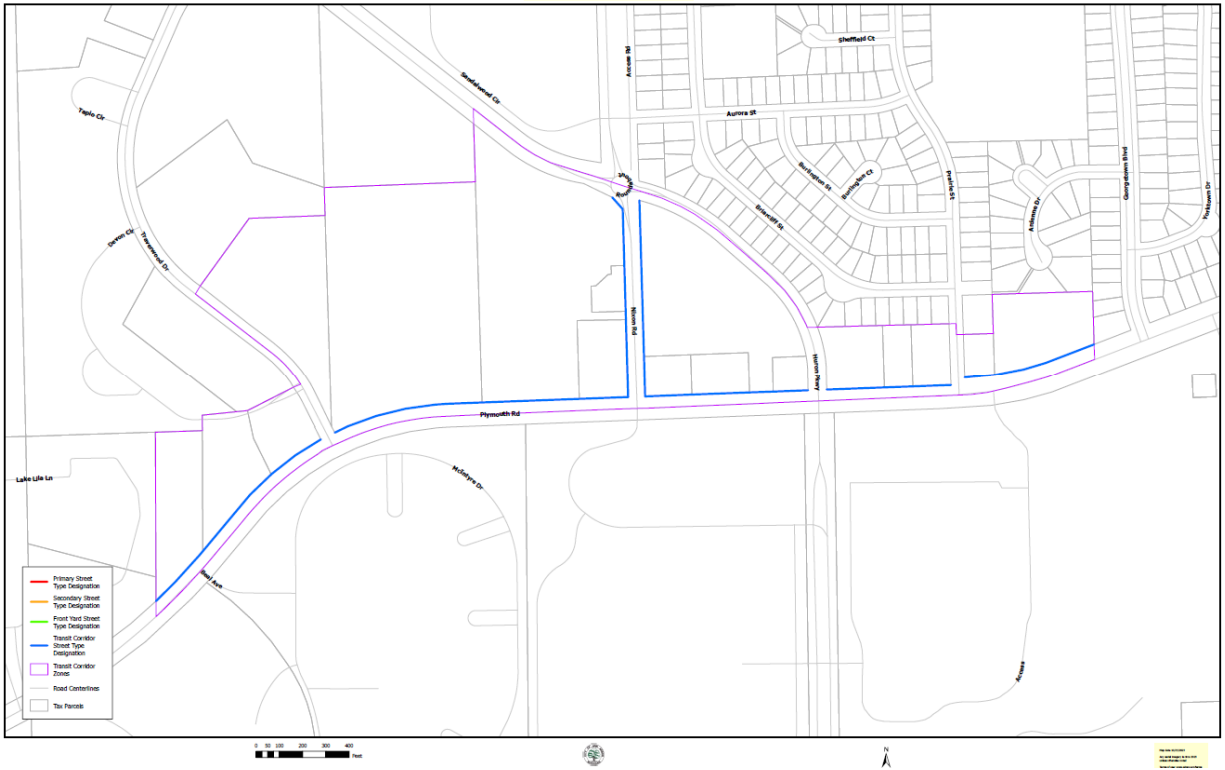
Attachment B – Street Type Designation Map

East



Central

Street Type Designation Map



West

Street Type Designation Map

