

# PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 21, 2026

**SUBJECT: 2080 South State Street Annexation and Zoning, File No. AOI26-0001**

## **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby waives the Area Plan requirement as provided in Section 5.29.7.A and 5.29.7.B of the Unified Development Code because no new construction is proposed and recommends that the Mayor and City Council approve the zoning of 2080 South State Street from TWP (Township) to Office (O District).

### **STAFF RECOMMENDATION**

Staff recommends this petition be **approved** because the property is within the City's ultimate boundary, municipal utilities are available, and the zoning designation is consistent with the City of Ann Arbor Comprehensive Plan recommendation.

### **LOCATION**

The property is located at 2080 South State Street, between Stadium Boulevard and Eisenhower Parkway on the west side of South State Street in Ward 4.

### **DESCRIPTION OF PETITION**

The owner requests annexation of a 1.15-acre parcel from Pittsfield Township into the City and zoning designation of O Office District.

The parcel currently uses a well and septic system. Annexation is required to access the municipal utilities.

The parcel's current use and occupancy will remain.

### **HISTORY AND PLANNING ANALYSIS**

The building at 2080 South State Street was built in 1964, according to Pittsfield Township records. Because there is no new



Figure 1: Aerial Map of 2080 South State Street.

development proposed and a survey of existing conditions has been provided, the Planning Manager recommends the waiver of the area plan requirement per Section 5.29.7.B.

The property is one of several township islands in the vicinity. The parcels to the north and south of 2080 South State Street are zoned Office. To the east is the University of Michigan Golf Course, which is zoned Public Land. To the west, across State Street, the parcels are township islands or Light Industrial zoning and have commercial uses.

The City of Ann Arbor Comprehensive Plan 2050 recommends the Transition land use category for this site, which is characterized by a blend of residential, commercial, and industrial employment spaces. Office uses, such as medical or professional offices, are supported by the Comprehensive Plan for this site and are consistent with surrounding zoning.

The property exceeds the minimum required lot area of 6,000 square feet and minimum required lot width of 50 feet in the proposed O district.

The [annexation](#) of the parcel was passed by City Council at the April 6, 2026 meeting.

Prepared by: Emma Berger, City Planner and Mariana Melin-Corcoran, City Planner  
Reviewed by Hank Kelley, Deputy Planning Manager

Attachments:

- Zoning/Parcel Maps
- Aerial Photo
- Petition for Annexation, dated November 25, 2025
- Petition for Zoning, dated November 25, 2025

Copied:

- Petitioner: Daniel Whisler
- Owner: Daniels & Zermack Architects Inc
- [File No. AOI26-0001](#)