

NOTICE OF PUBLIC HEARING

A public hearing on the following items will be held by the Ann Arbor City Planning Commission on Tuesday, February 1, 2022 at 7:00 p.m.

City-Initiated TC1 Rezoning Petition for 69 properties in the State & Eisenhower area for City Council Approval - Amendment to the Zoning Map, Section 5.10.2, of Chapter 55 (Unified Development Code) to rezone 69 parcels in the South State Street and East/West Eisenhower Parkway area to TC1 Transit Corridor district. The TC1 district is intended along *existing transit corridors* with regular fixed service provided by the Ann Arbor Area Transportation Authority primarily on established commercial and office sites. It was created to facilitate, encourage, and support *redevelopment and infill* development to realize *mixed use projects* and achieve *mixed use corridors* that support and sustain transit service as well as encourage affordable housing, enable more housing choices, more sustainable forms of development, with reduced resource and energy needs. The TC1 district is a new zoning district for parcels on, and within walking-distance to, existing transit corridors such as South State Street and East-West Eisenhower Boulevard. It permits residential, office and commercial uses either individually or mixed. A summary of the TC1's basic development standards is attached. The City's Comprehensive Plan supported the creation of this zoning district, and now, the consideration of property rezoning.

List of 69 Parcels Proposed for Rezoning to TC1 Zoning District (Transit Corridor)

296 WEST EISENHOWER PARKWAY (09-12-05-380-025); 250 WEST EISENHOWER PARKWAY (09-12-05-304-003); 2992 SOUTH MAIN STREET (09-12-05-304-004); 305 EAST EISENHOWER PARKWAY (09-12-05-400-036); 315 EAST EISENHOWER PARKWAY (09-12-05-400-154); 325 EAST EISENHOWER PARKWAY (09-12-05-400-019); 411 EAST EISENHOWER PARKWAY (09-12-05-400-156); 425 EAST EISENHOWER PARKWAY (09-12-05-400-040); 455 EAST EISENHOWER PARKWAY (09-12-05-400-041); 2950 SOUTH STATE STREET (09-12-05-400-152); 2800 SOUTH STATE STREET (09-12-05-400-026); 2770 SOUTH STATE STREET (09-12-05-400-014); 2750 SOUTH STATE STREET (09-12-05-400-013); 2723 SOUTH STATE STREET (09-12-04-300-061); 2725 SOUTH STATE STREET (09-12-04-300-060); 2727 SOUTH STATE STREET (09-12-04-300-059); 2845 SOUTH STATE STREET (09-12-04-300-065); 2801 SOUTH STATE STREET (09-12-04-300-043); 2803 SOUTH STATE STREET (09-12-04-300-044); 789 EAST EISENHOWER PARKWAY (09-12-04-300-063); 777 EAST EISENHOWER PARKWAY (09-12-04-300-062); 2991 SOUTH STATE STREET (09-12-04-300-048); 2875 BOARDWALK DRIVE (09-12-04-301-012); 2915 BOARDWALK DRIVE (09-12-04-301-013); 2925 BOARDWALK DRIVE (09-12-04-301-014); 3025 BOARDWALK DRIVE (09-12-09-201-025); 3005 BOARDWALK DRIVE (09-12-09-201-026); 3001 SOUTH STATE STREET (09-12-09-200-016); 3125 BOARDWALK DRIVE (09-12-09-201-013); 3175 BOARDWALK DRIVE (09-12-09-201-011); 3265 BOARDWALK DRIVE (09-12-09-201-015); 3285 BOARDWALK DRIVE (09-12-09-201-010); 3205 BOARDWALK DRIVE (09-12-09-201-008); 3155 BOARDWALK DRIVE (09-12-09-201-014); 3131 SOUTH STATE STREET (09-12-09-200-900); 3150 BOARDWALK DRIVE (09-12-09-200-021); 3100 BOARDWALK DRIVE (09-12-09-200-022); 3200 BOARDWALK DRIVE (09-12-09-200-025); 3201 SOUTH STATE STREET (09-12-09-200-901); 3267 SOUTH STATE STREET (09-12-09-200-014); 725 VICTORS WAY (09-12-09-200-012); 1200 VICTORS WAY (09-12-09-201-022); 3203 BOARDWALK DRIVE (09-12-09-201-005); 1000 VICTORS WAY (09-12-09-201-021); 950 VICTORS WAY (09-12-09-201-019); VICTORS WAY (09-12-09-201-018); 900 VICTORS WAY (09-12-09-201-017); VICTORS WAY (Private) COURT (09-12-09-201-800); 925 VICTORS WAY (09-12-09-201-007); 825 VICTORS WAY (09-12-09-200-026); 800 VICTORS WAY (09-12-09-201-016); 3505 SOUTH STATE STREET (09-12-09-201-024); 3501 SOUTH STATE ST (09-12-09-201-023); 3500 SOUTH STATE ST (09-12-08-100-062); 3230 SOUTH STATE ST (09-12-08-100-019); 625 HILTON BLVD (09-12-08-100-053); 615 BRIARWOOD CIRCLE (09-12-08-100-052); 575 BRIARWOOD CIRCLE (09-12-08-100-054); 555 BRIARWOOD CIRCLE (09-12-08-100-055); 3010 SOUTH STATE STREET (09-12-08-100-064); 500 EAST EISENHOWER PARKWAY (09-12-08-100-063); 475 MARKET PLACE (09-12-08-100-045); 400 EAST EISENHOWER PARKWAY (09-12-08-100-046); 395 BRIARWOOD CIRCLE (09-12-08-100-065); 355 BRIARWOOD CIRCLE (09-12-08-100-066); 225 BRIARWOOD CIRCLE (09-12-08-100-057); 125 BRIARWOOD CIRCLE (09-12-08-100-032); 105 BRIARWOOD CIRCLE (09-12-08-100-036); 1801 BRIARWOOD CIRCLE (09-12-08-200-020)

Due to the COVID-19 pandemic, this meeting may be held either physically or electronically, or a hybrid combination, which will be noted on the agenda for this meeting when it is published at <https://a2gov.legistar.com/Calendar.aspx>. Please also check the City website's Public Notices of Non-regularly Scheduled or Electronic Meetings at <https://www.a2gov.org/Pages/Special-Meetings-and-Sessions.aspx>

- If held physically, this meeting will be held in the City Hall Council Chamber, 2nd floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street, Ann Arbor.
- If held electronically, this meeting will be viewable online or on broadcast television, or may be listened to live via telephone, with public comment done electronically.
- Viewing options will be available on CTN Ann Arbor's website:
<https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx>
- Procedures for telephone participation and public comment at electronic meetings will be available on the City Clerk's website: <https://www.a2gov.org/departments/city-clerk>

Public comment will also be available via telephone if you do not wish to attend an in-person meeting. Please note it is possible that telephone public comment may encounter technical difficulties that prevent your participation. To guarantee your comments are received, you must submit them in writing ahead of the meeting or attend in person. Telephone comments may be made during the public comment portion of the meeting by calling the following number: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 and entering the meeting ID: 977 6634 1226.

Information relating to these proposals and public hearings will be linked in the agenda for the meeting when it is published at <https://a2gov.legistar.com/Calendar.aspx>. Questions concerning the public hearing may be directed to the Planning Services Unit by emailing planning@a2gov.org or calling (734) 794-6265.

Written comments may be submitted using the City's *eComment* system, which will be available alongside the agenda when it is published at <http://a2gov.legistar.com/Calendar.aspx>

Brett Lenart, Ann Arbor Planning Manager, Published in Washtenaw Legal News 1/13/2022.