

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 16, 2022

SUBJECT: Amendment to the Zoning Map, Section 5.10.2, of Chapter 55 (Unified Development Code) to rezone parcels in the West Stadium Boulevard and North/South Maple Road area to TC1 Transit Corridor District

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to the Zoning Map, a part of Chapter 55 Unified Development Code, to designate the zoning classification of parcels in the West Stadium Boulevard and North/South Maple Road area as TC1 as shown on the attached map.

SUMMARY:

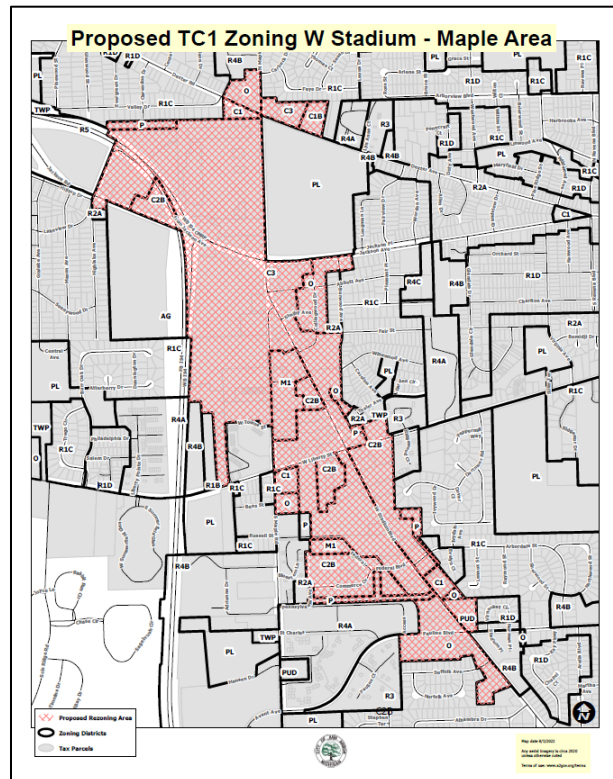
The Planning Commission has initiated an amendment to the Zoning Map to rezone approximately 210 acres in the West Stadium Boulevard and North/South Maple Road area as TC1 (Transit Corridor) District. This action was communicated by the City Council during its approval of the ordinance establishing the TC1 district in the Unified Development Code on July 6, 2021.

LOCATION:

The area proposed for rezoning includes 190 parcels on and near West Stadium Boulevard, North Maple Road, and South Maple Road between Dexter Avenue on the north and Pauline Boulevard on the south, that are not in a residential zoning district.

BACKGROUND:

City-Initiated Rezoning – On November 16, 2020, City Council directed the Planning Commission to create a zoning district to support high density development along transit corridors and requested that work include a recommendation for preliminary geographic areas to consider for such designation (see Resolution R-20-439, Legistar File 20-1676). An ordinance to amend the Unified Development Code to create a new zoning district named TC1 (Transit Corridor) district was



prepared for consideration by Planning staff, working with the Planning Commission's Ordinance Revisions Committee and numerous stakeholders.

The Planning Commission held public hearings on April 6, 2020 and April 13, 2020. Their recommendation for approval of the TC1 district included four geographic areas to consider for the new district:

- South State Street between Oakbrook Drive and I-94, and East-West Eisenhower Parkway between South Main Street and the railroad
- Washtenaw Avenue between US-23 and Platt Road
- West Stadium Boulevard and North-South Maple Road between Jackson Road and Pauline Boulevard
- Plymouth Road between Traverwood Boulevard and US-23

The South State and E/W Eisenhower area was selected by the Planning Commission for the first city-initiated rezoning application. On April 4, 2022, 68 parcels in that area were rezoned to TC1. Around this time, staff also began work on a petition to rezone parcels in the West Stadium Boulevard and North/South Maple Road area, beginning with the Commission's Ordinance Revisions Committee on March 22, 2022.

Background and information about the *State & Eisenhower area city-initiated rezoning* is available on the project webpage at www.a2gov.org/tc1rezoning and clicking here: <https://www.a2gov.org/departments/planning/Pages/-City-Initiated-TC1-Rezoning.aspx>

Background and information about the **proposed West Stadium Boulevard and North/South Maple Road city-initiated rezoning** is available on the project webpage at www.a2gov.org/tc1rezoningstadium and clicking here: <https://www.a2gov.org/departments/planning/Pages/City-Initiated-TC1-Rezoning---Stadium-Boulevard-Area.aspx>

TC1 District – The TC1 district was created as a meaningful, achievable, and realistic way to simultaneously address a variety of different but related goals expressed in the eight documents that comprise the Comprehensive Plan, such as sustainability, access and choice in housing, housing affordability, reducing vehicle miles traveled, relieving vehicle congestion, supporting existing transit service, and supporting and expanding nonmotorized transportation.

More specifically, application of the TC1 district will accomplish:

- Promoting land use designs that reduce reliance on the automobile (Land Use Element [LUE] Goal B).
- Locating higher residential densities near mass transit routes and in proximity to commercial, employment, and activity centers (LUE Goal B, Objective 1)
- Improving the safety, accessibility and desirability of walking, biking or using mass transit (LUE Goal B, Objective 2)
- Providing a full range of housing choices (size, price, design, accessibility, etc.) that meets the existing and anticipated needs of all City residents (LUE Goal C)
- Encouraging a variety of housing types within new and mixed-use development projects (LUE Goal C, Objective 2)

- Encouraging commercial and employment centers that promote pedestrian activity, de-emphasize the use of the automobile, and provide a sense of balance with surrounding land uses (LUE Goal E)
- Supporting mixed-use, “village” centers in existing commercial areas that are designed to provide new residential opportunities, increase pedestrian activity and reduce the total number of vehicular trips (LUE Goal E, Objective 1)
- Encouraging developers to design commercial and office centers where the parking lot is not the dominant feature from the road (LUE Goal E, Objective 2)
- Becoming more transit-oriented, bike-friendly, and pedestrian-friendly, and less reliant on fuel consumptive forms of motorized travel (Transportation Plan)

More background and information about establishing the TC1 district is available on the project website at <https://www.a2gov.org/departments/planning/Pages/Proposed-Transit-Oriented-Zoning-District.aspx>

PROPOSED REZONING:

An area of approximately 210 acres is proposed to be rezoned to TC1 (Transit Corridor) district, comprised of 190 tax parcels at the following addresses and address ranges:

- 2260 Abbott Avenue
- 514 Burwood Avenue
- 109-317 Collingwood Drive
- 2001-2050 Commerce Drive
- 2324-2550 Dexter Avenue/Road
- 1917-2040 Federal Boulevard
- 2155-2891 Jackson Avenue
- 2150-2610 West Liberty Street
- 155-512 North Maple Road
- 300-775 South Maple Road
- 1900-1915 Pauline Boulevard
- 2307 Shelby Avenue
- 1785-2550 West Stadium Boulevard¹
- 2390-2394 Winewood Avenue

Current zoning designations of these addresses include:

Current Zoning Designation	Count
C1 (Local Business)	14
C1B (Community Convenience Center)	1
C2B (Business Service District)	37
C3 (Fringe Commercial)	85
M1 (Limited Industrial)	10
O (Office)	40

¹ Public hearing notice does not specifically list 1880 West Stadium Boulevard, however, this parcel is highlighted on the postcard map.

P (Parking)	2
PUD (Planned Unit Development) ²	1

For discussion purposes, the proposed rezoning area is divided into a northern, middle, and southern section. The northern section is located between Dexter Avenue on the north and Jackson Avenue on the south, and surrounds Veteran’s Memorial Park. The Maple Village Shopping Center is the most notable development in this section and is the single-largest parcel in the entire proposed rezoning area. Other parcels in the northern section include restaurants, grocery, personal and professional services, retail centers, fueling station, self-storage, pet services, and vacant land. All but one buildings is a single story and all parcels have grass front yards. The northern section is currently mostly zoned C3 but there is C1, C1B, C2B, O and P present.

The middle section is located between Jackson Avenue and West Liberty Street and is the widest part of the proposed TC1 district. It is mostly zoned C3, with a large pocket of M1 between West Stadium and South Maple. On the east side of the middle section, there are two areas of O zoning, centered on Collingwood Drive and Burwood Avenue. The middle section includes the Westgate Shopping Center and many freestanding restaurants and stores, plus historic manufacturing and industrial buildings that are now used for retail, services, and light manufacturing. A new two-story building was constructed recently in the middle section. There are also some two-story residential buildings in the middle section. The middle section also contains a number of freestanding building parcels with grass front yards.

The southern section lies between West Liberty Street and Pauline Boulevard. The southern section historically prominently featured auto sales and service, as well as business services. It now is predominantly retail, anchored by the Boulevard Plaza and West Stadium Shopping Center, but still retains some business and professional services just off of West Stadium Boulevard along Federal Boulevard. With very few exceptions all non-residential buildings are single-story buildings, and although most buildings are relatively close to the street, almost all have parking in the front. South of Pauline Boulevard, the southern section is entirely professional offices and professional services.

Two AAATA routes serve the length of the proposed rezoning area, and five routes cross it.

STAFF COMMENTS:

Planning – The original study area for rezoning was broadly defined to include all parcels in the vicinity that were zoned for anything other than solely residential uses. Upon further analysis and consideration with the Ordinance Revisions Committee, the proposed rezoning area was set to match the initial study area. No convincing reasons were found to exclude any portion of the study area from contributing towards a cohesive zoning district that has many of the same permitted uses and similar development standards as the underlying districts. However, by rezoning to TC1, the West Stadium and North/South Maple corridor will have the opportunity to consistently and predictably evolve toward higher-density development where capacity exists to support the future residents, customers, employers and employees and work towards fulfilling

² This PUD district is located at 1880 West Stadium Boulevard which was not specifically listed on the public hearing notice postcard but is highlighted on the postcard map.

the goals expressed in the Comprehensive Plan, the Comprehensive Transportation Plan and A2Zero plan for community-wide carbon neutrality.

Staff note that some specific requests relative to the proposed rezoning boundaries have been made to the Planning Commission. Tyler Burgoon wrote on July 1, 2022 requesting 210-230 Collingwood Drive be removed from the petition and remain in the O district. Colin Williams, owner of 540 Burwood Avenue wrote on June 13, 2022 and said on June 14, 2022 requesting 540 and 580 Burwood Avenue, currently zoned R2A, to be added to the petition and rezoned to TC1.

Numerous other comments have also been submitted and have been forwarded or are included in the August 16, 2022 meeting packet. Staff have not incorporated any requests or comments into the proposed rezoning petition, other than those made by the Ordinance Revisions Committee. However, staff are ready to assist in revising the proposed ordinance to amend the Zoning Map at the direction of Planning Commission prior to its recommendation to City Council.

Prepared by Alexis DiLeo
Reviewed by Brett Lenart
8-10-22

Attachments: Proposed Rezoning Map
Ordinance to Amend the Zoning Map of the Unified Development Code (West Stadium and Maple area rezoning to TC1)

c: Systems Planning
City Attorney's Office

Table A: List of Parcels Proposed for Rezoning From Current to TC1 (Transit Corridor) District					
	PIN	Address	Acres	Current Zoning	Notes
1	09-09-30-215-002	2260 ABBOTT AVE	0.167	O	Comcast Facility
2	09-09-30-215-003	514 BURWOOD AVE	0.138	O	Taco Bell parking lot
3	09-09-30-215-004	109 COLLINGWOOD DR	0.194	O	Comcast Facility
4	09-09-30-215-005	205 COLLINGWOOD DR	0.177	O	vacant
5	09-09-30-215-006	210 COLLINGWOOD DR	1.107	O	Office
6	09-09-30-215-007	229 COLLINGWOOD DR	0.183	O	Residential
7	09-09-30-215-008	233 COLLINGWOOD DR	0.201	O	Residential
8	09-09-30-215-009	241 COLLINGWOOD DR	0.134	O	residential
9	09-09-30-215-010	251 COLLINGWOOD DR	0.403	O	Business Office
10	09-09-30-215-011	278 COLLINGWOOD DR	0.275	O	Offices
11	09-09-30-215-012	311 COLLINGWOOD DR	0.134	O	Residential
12	09-09-30-215-013	317 COLLINGWOOD DR	0.167	O	Residential
13	09-09-30-215-014	2001 COMMERCE DR	0.56	C2B	vacant former car wash
14	09-09-30-215-015	2005 COMMERCE DR	2.816	C2B	Residential
15	09-09-30-215-016	2020 COMMERCE DR	0.369	C2B	United States Postal Service
16	09-09-30-215-017	2030 COMMERCE DR	0.314	C2B	A2 Bloom
17	09-09-30-215-018	2050 COMMERCE DR	3.84	C2B	Custom Transit
18	09-09-30-215-019	2324 DEXTER AVE	2.448	C1B	Knight's Steakhouse Restaurant
19	09-09-30-215-020	2340 DEXTER AVE	1.79	C3	ALDI Store
20	09-09-30-215-021	2505 DEXTER RD	0.212	C1	Ahmo's Gyros & Deli
21	09-09-30-215-022	2525 DEXTER RD	0.963	C1	Bark Boutique
22	09-09-30-215-023	2550 DEXTER RD	0.455	O	Gago Center For Fertility
23	09-09-30-215-024	1917 FEDERAL BLVD	0.672	C2B	Master Tech Appliance
24	09-09-30-215-025	1935 FEDERAL BLVD	0.672	P	vacant used for parking
25	09-09-30-215-026	2015 FEDERAL BLVD	0.316	C2B	United States Postal Service
26	09-09-30-215-027	2025 FEDERAL BLVD	0.248	C2B	United States Postal Service
27	09-09-30-215-028	2040 FEDERAL BLVD	2.05	M1	Triangle Towing
28	09-09-30-215-029	2155 JACKSON AVE	0.421	O	Office
29	09-09-30-215-030	2207 JACKSON AVE	0.415	O	Dental Office

Table A: List of Parcels Proposed for Rezoning From Current to TC1 (Transit Corridor) District					
	PIN	Address	Acres	Current Zoning	Notes
30	09-09-30-215-031	2211 JACKSON AVE	0.245	O	Offices
31	09-09-30-215-032	2221 JACKSON AVE	0.152	O	Insurance Offices
32	09-09-30-215-033	2321 JACKSON AVE	0.55	O	HOMES Brewery
33	09-09-30-215-034	2333 JACKSON AVE	0.242	C3	Ann Arbor Muffler Brakes Shocks
34	09-09-30-215-035	2355 JACKSON AVE	1.713	C3	Walgreens
35	09-09-30-215-036	2395 JACKSON AVE	0.339	C3	Midas Auto Repair
36	09-09-30-215-037	2500 JACKSON AVE	0.941	C3	Shell Gas Station
37	09-09-30-215-038	2570 JACKSON AVE	1.05	C3	Bicycles, Physical Therapy
38	09-09-30-215-039	2625 JACKSON AVE	0.548	C3	Mattress Firm
39	09-09-30-215-040	2630 JACKSON AVE	0.771	C3	Bank of America
40	09-09-30-215-041	2728 JACKSON AVE	1.664	C2B	Arbor West Centre
41	09-09-30-215-042	2800 JACKSON AVE	4.5	C3	vacant former Michigan Inn
42	09-09-30-215-043	2890 JACKSON AVE	0.517	C3	Complete Auto Service
43	09-09-30-215-044	2891 JACKSON AVE	0.239	C3	Songbird Café
44	09-09-30-215-045	2150 W LIBERTY ST	1.253	C2B	Ann Arbor Animal Hospital
45	09-09-30-215-046	2151 W LIBERTY ST	1.772	C2B	Gordon Food Service
46	09-09-30-215-047	2231 W LIBERTY ST	0.186	C2B	Tienda La Libertad
47	09-09-30-215-048	2237 W LIBERTY ST	0.139	C2B	GTM Auto Repair
48	09-09-30-215-049	2239 W LIBERTY ST	0.081	C2B	Express Sign
49	09-09-30-215-050	2241 W LIBERTY ST	0.403	C2B	People's Choice
50	09-09-30-215-051	2251 W LIBERTY ST	0.457	C2B	Detroit Edible CBD
51	09-09-30-215-052	2259 W LIBERTY ST	0.147	C2B	Hello Faz Pizza
52	09-09-30-215-053	2263 W LIBERTY ST	0.058	C2B	19 Drips Coffee & Tea
53	09-09-30-215-054	2265 W LIBERTY ST	0.056	C2B	Chan Garden Restaurant
54	09-09-30-215-055	2270 W LIBERTY ST	0.108	C3	Convenience Auto Srv parking
55	09-09-30-215-056	2280 W LIBERTY ST	0.344	C3	Convenience Auto Service
56	09-09-30-215-057	2281 W LIBERTY ST	1.502	C2B	Breed Above Pet Care
57	09-09-30-215-058	2285 W LIBERTY ST	3.075	C3	A-1 Rentals
58	09-09-30-215-059	2290 W LIBERTY ST	0.213	C3	Townies Brewery

Table A: List of Parcels Proposed for Rezoning From Current to TC1 (Transit Corridor) District					
	PIN	Address	Acres	Current Zoning	Notes
59	09-09-30-215-060	2350 W LIBERTY ST	0.384	C3	Townies Brewery
60	09-09-30-215-061	2608 W LIBERTY ST	1.22	C3	HVAC Business
61	09-09-30-215-062	2610 W LIBERTY ST	1.78	C3	Office
62	09-09-30-215-063	155 N MAPLE RD	2.62	C3	Maple Village Shopping Center
63	09-09-30-215-064	195 N MAPLE RD	0.427	C3	Level One Bank
64	09-09-30-215-065	205 N MAPLE RD	25.82	C3	Maple Village Shopping Center
65	09-09-30-215-066	217 N MAPLE RD	2.729	C3	Maple Village Shopping Center
66	09-09-30-215-067	243 N MAPLE RD 22	0	C3	Advance America
67	09-09-30-215-068	300 S MAPLE RD	1.983	C3	Lewis Jewelers
68	09-09-30-215-069	400 S MAPLE RD	5.216	C3	Kroger
69	09-09-30-215-070	401 S MAPLE RD	0.222	C3	Blue Lion Fitness
70	09-09-30-215-071	405 N MAPLE RD	2.49	C3	Karnik Pet Lodge
71	09-09-30-215-072	410 S MAPLE RD	2.65	C3	Radiant Church
72	09-09-30-215-073	415 N MAPLE RD	5.67	C3	Maple Village Self Storage
73	09-09-30-215-074	415 S MAPLE RD	0.23	C3	Retail
74	09-09-30-215-075	490 S MAPLE RD	3.57	C3	Indoor Storage, Insurance Offices
75	09-09-30-215-076	501 N MAPLE RD	2.25	O	New Oakland Family Center
76	09-09-30-215-077	505 S MAPLE RD	2.43	M1	Ann Arbor T-shirt Company
77	09-09-30-215-078	510 S MAPLE RD	1.428	C3	Office Space
78	09-09-30-215-079	512 N MAPLE RD	0.83	C3	Vacant
79	09-09-30-215-080	512 S MAPLE RD	1.428	C3	Office Space
80	09-09-30-215-081	514 S MAPLE RD	1.428	C3	Office Space
81	09-09-30-215-082	516 S MAPLE RD	1.428	C3	Office Space
82	09-09-30-215-083	518 S MAPLE RD	1.428	C3	Office Space
83	09-09-30-215-084	520 S MAPLE RD	1.428	C3	Office Space
84	09-09-30-215-085	522 S MAPLE RD	1.428	C3	Office Space
85	09-09-30-215-086	524 S MAPLE RD	1.428	C3	Office Space
86	09-09-30-215-087	526 S MAPLE RD	1.428	C3	Office Space
87	09-09-30-215-088	528 S MAPLE RD	1.428	C3	Office Space

Table A: List of Parcels Proposed for Rezoning From Current to TC1 (Transit Corridor) District					
	PIN	Address	Acres	Current Zoning	Notes
88	09-09-30-215-089	530 S MAPLE RD	1.428	C3	Office Space
89	09-09-30-215-090	532 S MAPLE RD	1.428	C3	Office Space
90	09-09-30-215-091	550 S MAPLE RD	3.06	C3	AT&T Field Operations Center
91	09-09-30-215-092	561 S MAPLE RD	0.757	M1	DTE Facility
92	09-09-30-215-093	570 S MAPLE RD	0.168	C3	State Farm Office
93	09-09-30-215-094	571 S MAPLE RD	0.855	M1	Make It Beautiful Auto Detailing
94	09-09-30-215-095	601 S MAPLE RD	0.306	M1	Offices
95	09-09-30-215-096	611 S MAPLE RD	0.337	M1	Carsmetology Auto Detailing
96	09-09-30-215-097	635 S MAPLE RD	0.7	C3	Offices
97	09-09-30-215-098	691 S MAPLE RD	0.722	C3	Retail
98	09-09-30-215-099	775 S MAPLE RD	2.958	C1	The Discovery Center
99	09-09-30-215-100	1900 PAULINE BLVD	1.286	O	Huntington Bank
100	09-09-30-215-101	1901 PAULINE BLVD 1	0.346	O	Medical Offices
101	09-09-30-215-102	1901 PAULINE BLVD 2	0.346	O	Medical Offices
102	09-09-30-215-103	1901 PAULINE BLVD 3	0.346	O	Medical Offices
103	09-09-30-215-104	1901 PAULINE BLVD 4	0.346	O	Medical Offices
104	09-09-30-215-105	1905 PAULINE BLVD 1	0.346	O	Professional Offices
105	09-09-30-215-106	1905 PAULINE BLVD 2	0.346	O	Professional Offices
106	09-09-30-215-107	1905 PAULINE BLVD 3	0.346	O	Professional Offices
107	09-09-30-215-108	1905 PAULINE BLVD 4	0.346	O	Professional Offices
108	09-09-30-215-109	1915 PAULINE BLVD	4.459	O	Medical Offices
109	09-09-30-215-110	2307 SHELBY AVE	0.653	O	office
110	09-09-30-215-111	1785 W STADIUM BLVD	1.96	O	Medical Offices
111	09-09-30-215-112	1793 W STADIUM BLVD	0.444	O	Professional Offices
112	09-09-30-215-113	1817 W STADIUM BLVD	0.361	O	Shear Paradise Hair Studio
113	09-09-30-215-114	1819 W STADIUM BLVD	0.441	O	Dental Office
114	09-09-30-215-115	1821 W STADIUM BLVD	0.208	O	Sofia's Tailoring
115	09-09-30-215-116	1825 W STADIUM BLVD	0.27	O	Medical Offices
116	09-09-30-215-117	1829 W STADIUM BLVD	0.265	O	Business Offices

Table A: List of Parcels Proposed for Rezoning From Current to TC1 (Transit Corridor) District					
	PIN	Address	Acres	Current Zoning	Notes
117	09-09-30-215-118	1880 W STADIUM BLVD	2.113	PUD	Offices
118	09-09-30-215-119	1900 W STADIUM BLVD	0.459	O	Offices
119	09-09-30-215-120	1904 W STADIUM BLVD	0.092	C1	Galaxy Barbershop
120	09-09-30-215-121	1908 W STADIUM BLVD	0.184	C1	Piaoran Massage
121	09-09-30-215-122	1912 W STADIUM BLVD	0.184	C1	Select Smoke Shop
122	09-09-30-215-123	1916 W STADIUM BLVD	0.092	C1	Happy Wok
123	09-09-30-215-124	1918 W STADIUM BLVD	0.092	C1	BeeQ Spa
124	09-09-30-215-125	1919 W STADIUM BLVD	0.51	O	Ann Arbor Area Board of Realtors
125	09-09-30-215-126	1920 W STADIUM BLVD	0.092	C1	Classic Tailors
126	09-09-30-215-127	1924 W STADIUM BLVD	0.367	C1	Izzy's Hoagie Shop
127	09-09-30-215-128	1940 W STADIUM BLVD	0.23	C1	Big House of Liquors
128	09-09-30-215-129	1944 W STADIUM BLVD	0.092	C1	Little Caesar's
129	09-09-30-215-130	1948 W STADIUM BLVD	0.092	C1	Cultivation Station
130	09-09-30-215-131	1952 W STADIUM BLVD	0.092	C1	Baskin Robbins
131	09-09-30-215-132	1969 W STADIUM BLVD	1.494	O	Comerica Bank
132	09-09-30-215-133	2000 W STADIUM BLVD	0.689	C2B	Lewis Jewelers
133	09-09-30-215-134	2015 W STADIUM BLVD	0.955	C3	Retail Building
134	09-09-30-215-135	2019 W STADIUM BLVD	1.899	C2B	Retail Businesses
135	09-09-30-215-136	2020 W STADIUM BLVD	0.792	C2B	Speedway
136	09-09-30-215-137	2023 W STADIUM BLVD	0.906	C3	Big George's Appliance Mart
137	09-09-30-215-138	2030 W STADIUM BLVD	0.73	C2B	Dimo's
138	09-09-30-215-139	2040 W STADIUM BLVD	0.136	C2B	Vacant
139	09-09-30-215-140	2055 W STADIUM BLVD	0.73	C3	Kolossos Printing
140	09-09-30-215-141	2060 W STADIUM BLVD	2.187	C2B	vacant former auto dealership
141	09-09-30-215-142	2070 W STADIUM BLVD	1.17	C2B	Zal Gaz Grotto
142	09-09-30-215-143	2075 W STADIUM BLVD	0.528	C2B	United States Postal Service
143	09-09-30-215-144	2075 W STADIUM BLVD	3.215	C3	United States Postal Service
144	09-09-30-215-145	2080 W STADIUM BLVD	0.779	C2B	Holiday's Restaurant
145	09-09-30-215-146	2090 W STADIUM BLVD	1.1	C2B	Fifth Third Bank

Table A: List of Parcels Proposed for Rezoning From Current to TC1 (Transit Corridor) District					
	PIN	Address	Acres	Current Zoning	Notes
146	09-09-30-215-147	2095 W STADIUM BLVD	0.611	C3	CARite
147	09-09-30-215-148	2100 W STADIUM BLVD	1.699	C2B	CVS
148	09-09-30-215-149	2101 W STADIUM BLVD	8	C3	Arbor Ace Shopping Center
149	09-09-30-215-150	2151 W STADIUM BLVD	1.151	C3	vacant approved credit union
150	09-09-30-215-151	2163 W STADIUM BLVD	1.513	C2B	Quality Grooming
151	09-09-30-215-152	2180 W STADIUM BLVD	0.483	C2B	Lake Trust Credit Union
152	09-09-30-215-153	2182 W STADIUM BLVD	0.669	C2B	O'Reilly Auto Parts
153	09-09-30-215-154	2185 W STADIUM BLVD	0.289	C3	Victory Lane Quick Oil Change
154	09-09-30-215-155	2204 W STADIUM BLVD	0.53	C3	Bank of Ann Arbor
155	09-09-30-215-156	2207 W STADIUM BLVD	0.412	C3	Key Bank
156	09-09-30-215-157	2215 W STADIUM BLVD	0.826	C3	Delux Drapery & Shade
157	09-09-30-215-158	2245 W STADIUM BLVD	0.571	C3	Noodles & Company
158	09-09-30-215-159	2255 W STADIUM BLVD	1.13	C3	Hot Pot Chen Restaurant
159	09-09-30-215-160	2260 W STADIUM BLVD	0.941	C3	Goodyear Auto Service
160	09-09-30-215-161	2270 W STADIUM BLVD	0.468	C3	Wags to Wishkers Pet Supplies
161	09-09-30-215-162	2275 W STADIUM BLVD	1.15	C3	Reinhart Commercial Building
162	09-09-30-215-163	2276 W STADIUM BLVD	0.542	C3	Uncle Ed's Oil Shoppe
163	09-09-30-215-164	2280 W STADIUM BLVD	0.43	P	Taco Bell restaurant
164	09-09-30-215-165	2295 W STADIUM BLVD	0.9	C2B	Chipotle Mexican Grill
165	09-09-30-215-166	2300 W STADIUM BLVD	0.218	C3	Michigan Cleaners
166	09-09-30-215-167	2301 W STADIUM BLVD	0.56	C2B	Cottage Inn Pizza
167	09-09-30-215-168	2310 W STADIUM BLVD	1.497	C3	McDonald's Restaurant
168	09-09-30-215-169	2315 W STADIUM BLVD	0.289	C2B	Verizon Store
169	09-09-30-215-170	2331 W STADIUM BLVD	0.289	M1	Stadium Opticians
170	09-09-30-215-171	2350 W STADIUM BLVD	3.037	C3	Planet Fitness
171	09-09-30-215-172	2355 W STADIUM BLVD	1.799	M1	SBK Orthodontics
172	09-09-30-215-173	2370 W STADIUM BLVD	0.239	C3	Planned Parenthood Health Ctr
173	09-09-30-215-174	2381 W STADIUM BLVD	0.138	C3	Martinizing Cleaners
174	09-09-30-215-175	2382 W STADIUM BLVD	0.809	C3	Paint Store

Table A: List of Parcels Proposed for Rezoning From Current to TC1 (Transit Corridor) District					
	PIN	Address	Acres	Current Zoning	Notes
175	09-09-30-215-176	2405 W STADIUM BLVD	0.413	C3	Stadium Auto Service
176	09-09-30-215-177	2410 W STADIUM BLVD	0.138	C3	Subway Restaurant
177	09-09-30-215-178	2424 W STADIUM BLVD	0.275	C3	A & L Wine Castle
178	09-09-30-215-179	2425 W STADIUM BLVD	0.219	C3	Retail
179	09-09-30-215-180	2430 W STADIUM BLVD	0.152	C3	Dairy Queen
180	09-09-30-215-181	2440 W STADIUM BLVD	1.466	C3	Businesses and Offices
181	09-09-30-215-182	2445 W STADIUM BLVD	0.324	C3	Marathon Gas Station
182	09-09-30-215-183	2449 W STADIUM BLVD	15.89	C3	Westgate Shopping Center
183	09-09-30-215-184	2450 W STADIUM BLVD	1.466	C3	Bloom Wellness
184	09-09-30-215-185	2452 W STADIUM BLVD	1.466	C3	vacant business
185	09-09-30-215-186	2460 W STADIUM BLVD	1.466	C3	Cookies Ann Arbor
186	09-09-30-215-187	2470 W STADIUM BLVD	1.466	C3	Abbott Street Auto Service
187	09-09-30-215-188	2475 W STADIUM BLVD	0.82	C3	Chase Bank
188	09-09-30-215-189	2550 W STADIUM BLVD	0.313	C3	Biggby Coffee
189	09-09-30-215-190	2390 WINEWOOD AVE	0.229	M1	AA Observer, Elmo's T-shirts
190	09-09-30-215-191	2394 WINEWOOD AVE	0.358	M1	Winewood Organics

