

MEMORANDUM

TO: Ordinance Revisions Committee
FROM: Alexis DiLeo, City Planner
DATE: July 27, 2021
SUBJECT: Rezoning State & Eisenhower Area to TC1

Background

On July 6, 2021 City Council approved Ordinance no. ORD-21-19 to create a new zoning district, the TC1 district. It became effective on July 25, 2021.

Along with recommending approval of this ordinance on April 13, 2021, the Planning Commission offered a preliminary recommendation to rezone four geographical areas to TC1, one of which (and listed first) was South State Street between Oakbrook Drive and I-94 and East-West Eisenhower Boulevard between South Main Street and the railroad.

Geographic Area

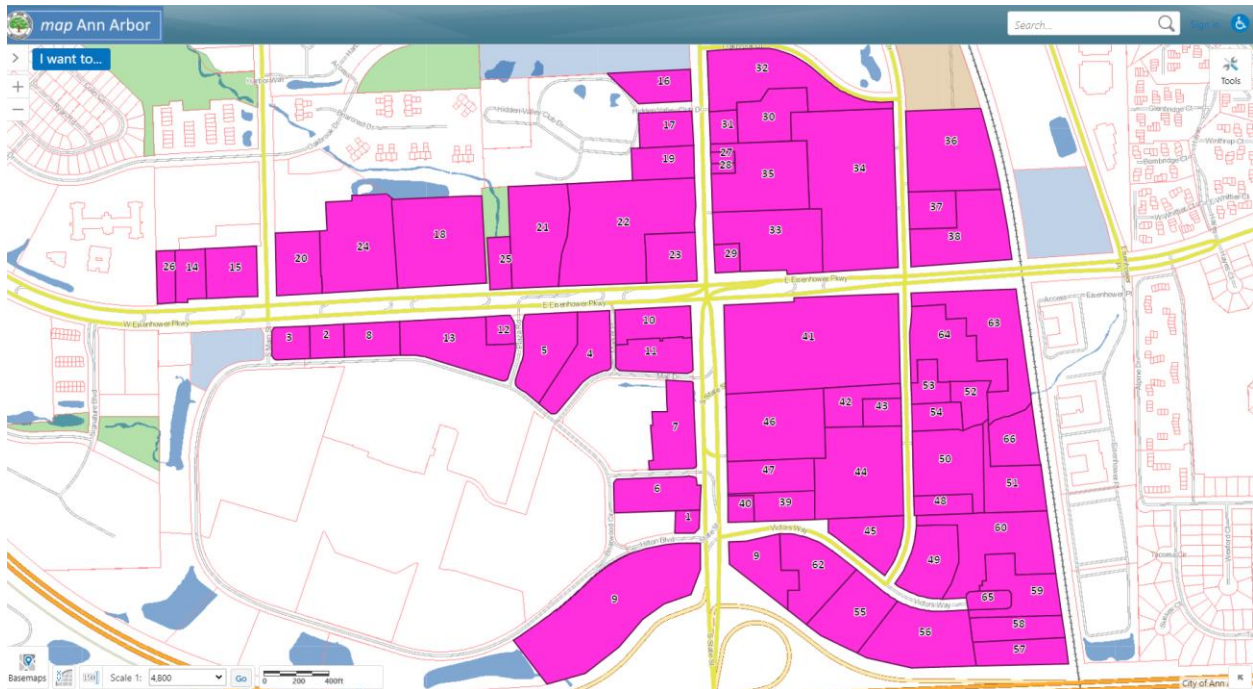


Figure 1 - State & Eisenhower Area preliminary rezoning parcels

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The State & Eisenhower area has 66 parcels identified for rezoning, covering over 200 acres. The parcels are shown on the map above, and the address, owner's name, acres and current zoning designation are provided in the table below.

Table A - State & Eisenhower Area preliminary rezoning parcels

	Property Address	Owner Name Primary	Acres	Zoning
1	3230 S STATE ST	PHOTOCAD, LLC	0.43	C3
2	125 BRIARWOOD CIR	TCF NATIONAL BANK	1.003	O
3	105 BRIARWOOD CIR	BANC ONE CORP	1.05	O
4	475 MARKET PL	UNIVERSITY OF MICHIGAN REGENTS	2.946	O
5	400 E EISENHOWER PKWY	UNIVERSITY OF MICHIGAN REGENTS	3.337	O
6	615 BRIARWOOD CIR	DRURY AT 2018, LLC	2.35	PUD
7	575 BRIARWOOD CIR	MALL AT BRIARWOOD, LLC	2.81	PUD
8	225 BRIARWOOD CIR	DFCU FINANCIAL	1.67	O
9	3500 S STATE ST	ANN ARBOR CROWNE PLAZA	10.698	R5
10	500 E EISENHOWER PKWY	WILLIAMSBURG VI L.L.C.	2.06	PUD
11	3010 S STATE ST	MALL AT BRIARWOOD, LLC	2.142	PUD
12	395 BRIARWOOD CIR	MANCHESTER BRIARWOOD, LLC	0.756	O
13	355 BRIARWOOD CIR	UNIVERSITY OF MICHIGAN REGENTS	4.148	O
14	250 W EISENHOWER PKWY	BRAYTON PARTNERS, LLC	1.389	O
15	2992 S MAIN ST	NATIONAL CITY BANK OF MICHIGAN	2.249	O
16	2750 S STATE ST	2750 SOUTH STATE STREET PROP LLC	2.056	PUD
17	S STATE ST	MADISON HVC, LLC	1.883	O
18	325 E EISENHOWER PKWY	BURLINGTON PROPERTY, LLC	7.655	O
19	2800 S STATE ST	FREY STATE STREET PROPERTY, LLC	1.77	M1
20	305 E EISENHOWER PKWY	BURLINGTON PROPERTY, LLC	2.82	O
21	425 E EISENHOWER PKWY	SCF RC FUNDING IV LLC	4.51	PUD
22	455 E EISENHOWER PKWY	CONCORD CENTER ASSOCIATES, LLC	9.73	PUD
23	2950 S STATE ST	DAHLMANN SOUTH STATE, LLC	2.093	PUD
24	315 E EISENHOWER PKWY	BURLINGTON PROPERTY, LLC	6.063	O
25	411 E EISENHOWER PKWY	JAG EISENHOWER, LLC	1.04	PUD
26	296 W Eisenhower Pkwy	296 EISENHOWER LLC		TWP
27	2801 S STATE ST	SOUTH STATE COMMONS III, LLC	0.244	O
28	2803 S STATE ST	NS REAL ESTATE, LLC	0.213	O
29	2991 S STATE ST	JAK CUBED, LLC	0.733	C3
30	2727 S STATE ST	SOUTH STATE COMMONS III LLC	2.49	O
31	2725 S STATE ST	UNIVERSITY OF MICHIGAN CREDIT UNION	0.807	O
32	2723 S STATE ST	SOUTH STATE COMMONS, L.L.C.	5.69	O
33	777 E EISENHOWER PKWY	777 ASSOCIATES, LLC	10.417	O
34	789 E EISENHOWER PKWY	CIG EISENHOWER, LLC	12.309	O
35	2845 S STATE ST	777 ASSOCIATES, LLC	10.417	O
36	2875 BOARDWALK DR	BOARDWALK COMMERCE PARK ASSOC LLC	6.112	M1

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	Property Address	Owner Name Primary	Acres	Zoning
37	2915 BOARDWALK DR	W W GRAINGER INC	1.498	M1
38	2925 BOARDWALK DR	JAGAR L.L.C.	4.677	M1
39	725 VICTORS WAY	PE-BS, LLC	1.608	C3
40	3267 S STATE ST	DIVERSIFIED FUELS PROPERTIES LLC	0.599	C3
41	3001 S STATE ST	UNIVERSITY OF MICHIGAN REGENTS	13.661	O
42	3150 BOARDWALK DR	JK ANN ARBOR REAL ESTATE LLC	1.948	C3
43	3100 BOARDWALK DR	LIL PETER, LLC	1.007	C3
44	3200 BOARDWALK DR	ASHFORD ANN ARBOR LP	6.54	C3
45	825 VICTORS WAY	BLACKBIRD ANN ARBOR LLC	2.49	C3
46	3131 S State St	WATERWORKS PLAZA		O
47	3201 S State St	KILACO TRUST		C3
48	BOARDWALK DR	ASHFORD ANN ARBOR LP	1	P
49	925 VICTORS WAY	ANN ARBOR HOTEL PROPERTY CO, LLC	3	R5
50	3205 BOARDWALK DR	IHP ANN ARBOR (MI) OWNER, LLC	4.26	C3
51	3285 BOARDWALK DR	PH ANN ARBOR HOTEL OWNER, LLC	2.494	C3
52	3175 BOARDWALK DR	3155 BOARDWALK-OWNER, LLC	1.157	O
53	3125 BOARDWALK DR	MIN & KIM INC	1.066	C3
54	3155 BOARDWALK DR	3155 BOARDWALK-OWNER, LLC	1.292	O
55	800 VICTORS WAY	HPT IHG-2 PROPERTIES TRUST &	3.4	R5
56	900 VICTORS WAY	BLUEBIRD ANN ARBOR LLC	5.015	O
57	VICTORS WAY	BLACKBIRD ANN ARBOR LLC	2.083	O
58	950 VICTORS WAY	BLACKBIRD ANN ARBOR LLC	1.819	O
59	1000 VICTORS WAY	BLUEBIRD ANN ARBOR LLC	3.65	O
60	1200 VICTORS WAY	BLACKBIRD ANN ARBOR LLC	5.72	O
61	3501 S STATE ST	WOLVERINE SUPERIOR HOSPITALITY, INC	3.386	R5
62	3505 S STATE ST	ANN ARBOR HOSPITALITY LLC	2.511	R5
63	3025 BOARDWALK DR	NATIONAL CENTER FOR	5.77	O
64	3005 BOARDWALK DR	D R GROUP 10 LLC	4.25	O
65	Victors Way (Private) Ct	VICTORS WAY CT (PRIVATE)		O
66	3265 BOARDWALK DR	BRE/ESA PROPERTIES L.L.C.	2.019	C3

Project Plan

Phase 1: Data Collection, Early Notice

August-September 2021

Research and report basic information on each parcel, including verifying contact information, site plans on file, and existing conditions. Notify each parcel owner that a city-initiated rezoning is being considered.

Phase 2: Information Sharing, Engagement

September-October 2021

Communicate with and engage parcel owners and stakeholders about the rezoning process, general impacts, answer questions, provide resources, by open meetings and workshops, phone and email, written materials, and individual meetings.

Information and topics or areas of focus to cover will include:

- How the rezoning process works
- The standards and requirements of the TC1 district and comparison to current zoning district standards and requirements
- Nonconforming issues and impacts
- How the development and redevelopment process works

Phase 3: Rezoning Petition

November 2021 - February 2022

Prepare a rezoning petition, schedule for a public hearing and recommendation by the Planning Commission (November 2021) and first reading, second reading, public hearing and action by the City Council (January and February 2022).

Ordinance Revisions Committee Tasks

July 27, 2021 Meeting

- Verify Work Plan – any changes, additions, specific recommendations or requests?
- Discuss Rezoning Boundaries – although parcels may be added or dropped from the preliminary list at any time, are there any parcels that should be immediately added or dropped?
- Finalize information sharing and engagement component – any changes or specific recommendations or requests?

August 24, 2021 Meeting

- Verify Rezoning Boundaries
- Review preliminary data collection results
- Review preliminary information and engagement materials

September 28, 2021, October 26, 2021, November 23, 2021 Meetings

- Standby for Emerging Issues