



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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October 21, 2021

Subject: **Corrected** Meeting Information for Webinar Regarding City-Initiated Rezoning of the State & Eisenhower Area to TC1

Dear Property Owner:

By now you have received our letter dated October 8, 2021 regarding your property's inclusion in a city-initiated rezoning. I apologize, as that letter had an incorrect webinar reference. This letter provides updated, accurate information to attend the meeting on November 9th:

JOINING THE MEETING | TUESDAY, NOVEMBER 9, 2021 7:00 PM

On a device:

Go to www.zoom.us/join
Enter meeting ID 977 6634 1226
Passcode 882 985

Audio only:

Call 877-853-5247 or 888-788-0099
Enter meeting ID 977 6634 1226

The original letter content is repeated below:

Your property at has been identified as meeting the criteria and intent for rezoning to a newly created zoning district, the TC1 (Transit Corridor) district. The City Planning Commission is evaluating a city-initiated rezoning petition for yours and 68 other similar properties in the State & Eisenhower area. See a map and list of all parcels proposed for rezoning on the next pages.

This city-initiated rezoning process starts with this introductory letter. Next, you will receive a postcard notice about a webinar to be held on November 9, 2021 at 7:00 p.m.

The webinar will have an opening presentation by city staff about the TC1 district and its development standards, the rezoning process, nonconforming use and nonconforming building regulations, and an opportunity for open questions and answers.

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 in attached. The City's

Comprehensive Plan supported the creation of this zoning district, and now, the consideration of property rezoning. As noted above, your property is being proposed for rezoning to this district.

Because your property is being proposed for rezoning, we are happy to discuss any questions that you may have prior to the webinar to help inform your thoughts and participation in this process. To discuss any aspects, please contact City Planner Alexis DiLeo at adileo@a2gov.org or 734-224-2023 with questions anytime during normal business hours.

All background materials and reports prepared to-date and in the future will be posted online at www.a2gov.org/TC1rezoning.

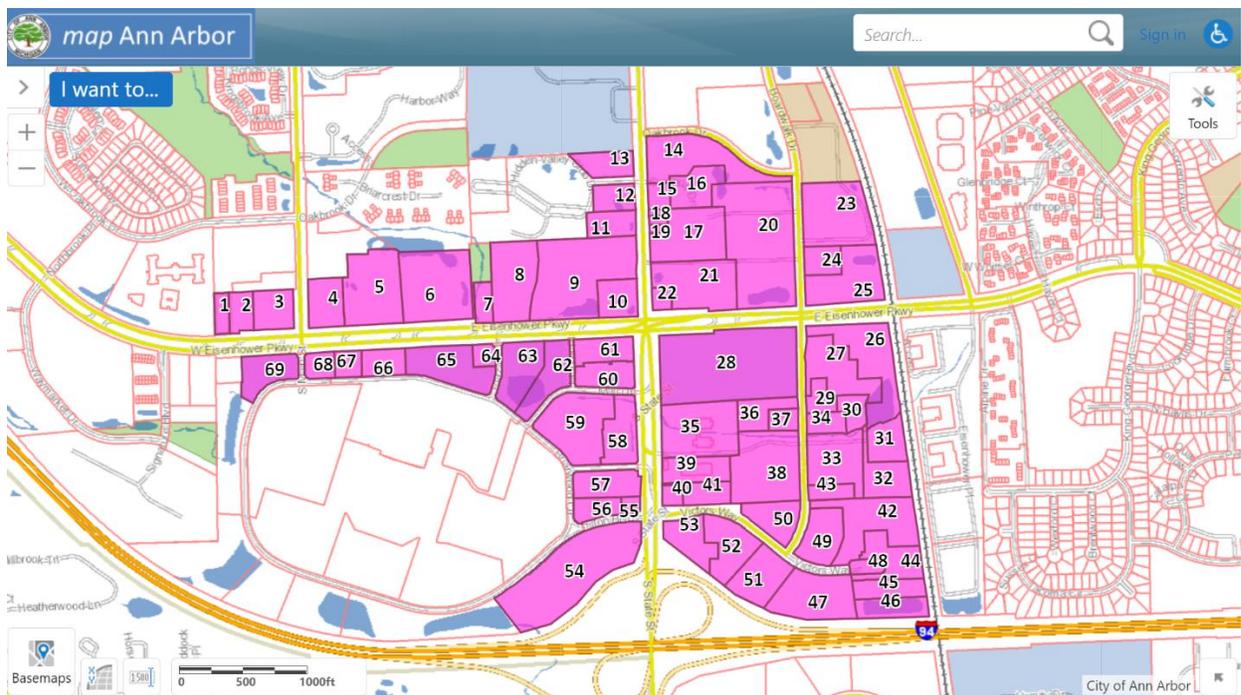
Following the November 9, 2021 webinar, a formal petition will be prepared for a public hearing and recommendation by the Planning Commission (date to be determined by the Planning Commission during the webinar), and action by the City Council. City Council's action is a two-step process involving a first reading of the petition, then a second reading, public hearing and vote. As an affected party, you will receive a mailed notice of each scheduled public hearing.

Sincerely,



Brett D. Lenart
Planning Manager

Map of Proposed Parcels for Rezoning to TC1



List of Parcels Proposed for Rezoning to TC1				Zoning District Codes C3 – Fringe Commercial M1 – Limited Industrial O – Office PUD – Planned Unit Development P – Parking R5 – Hotel TWP - Township
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Map Key	Parcel Id. Number	Property Address	Owner Name	Current Zoning
1	81-12-05-380-025	296 W Eisenhower Pkwy	296 EISENHOWER LLC	TWP
2	09-12-05-304-003	250 W EISENHOWER PKWY	BRAYTON PARTNERS, LLC	O
3	09-12-05-304-004	2992 S MAIN ST	NATIONAL CITY BANK OF MICHIGAN	O
4	09-12-05-400-036	305 E EISENHOWER PKWY	BURLINGTON PROPERTY, LLC	O
5	09-12-05-400-154	315 E EISENHOWER PKWY	BURLINGTON PROPERTY, LLC	O
6	09-12-05-400-019	325 E EISENHOWER PKWY	BURLINGTON PROPERTY, LLC	O
7	09-12-05-400-156	411 E EISENHOWER PKWY	JAG EISENHOWER, LLC	PUD
8	09-12-05-400-040	425 E EISENHOWER PKWY	SCF RC FUNDING IV LLC	PUD
9	09-12-05-400-041	455 E EISENHOWER PKWY	CONCORD CENTER ASSOCIATES, LLC	PUD
10	09-12-05-400-152	2950 S STATE ST	DAHLMANN SOUTH STATE, LLC	PUD
11	09-12-05-400-026	2800 S STATE ST	FREY STATE STREET PROPERTY, LLC	M1
12	09-12-05-400-014	2770 S STATE ST	MADISON HVC, LLC	O
13	09-12-05-400-013	2750 S STATE ST	2750 SOUTH STATE STREET PROP LLC	PUD
14	09-12-04-300-061	2723 S STATE ST	SOUTH STATE COMMONS, L.L.C.	O
15	09-12-04-300-060	2725 S STATE ST	UNIVERSITY OF MICHIGAN CREDIT UNION	O
16	09-12-04-300-059	2727 S STATE ST	SOUTH STATE COMMONS III LLC	O
17	09-12-04-300-065	2845 S STATE ST	777 ASSOCIATES, LLC	O
18	09-12-04-300-043	2801 S STATE ST	SOUTH STATE COMMONS III, LLC	O
19	09-12-04-300-044	2803 S STATE ST	NS REAL ESTATE, LLC	O
20	09-12-04-300-063	789 E EISENHOWER PKWY	CIG EISENHOWER, LLC	O
21	09-12-04-300-062	777 E EISENHOWER PKWY	777 ASSOCIATES, LLC	O
22	09-12-04-300-048	2991 S STATE ST	JAK CUBED, LLC	C3
23	09-12-04-301-012	2875 BOARDWALK DR	BOARDWALK COMMERCE PARK ASSOC LLC	M1
24	09-12-04-301-013	2915 BOARDWALK DR	W W GRAINGER INC	M1
25	09-12-04-301-014	2925 BOARDWALK DR	JAGAR L.L.C.	M1
26	09-12-09-201-025	3025 BOARDWALK DR	NATIONAL CENTER FOR	O
27	09-12-09-201-026	3005 BOARDWALK DR	D R GROUP 10 LLC	O
28	09-12-09-200-016	3001 S STATE ST	UNIVERSITY OF MICHIGAN REGENTS	O
29	09-12-09-201-013	3125 BOARDWALK DR	MIN & KIM INC	C3
30	09-12-09-201-011	3175 BOARDWALK DR	3155 BOARDWALK-OWNER, LLC	O
31	09-12-09-201-015	3265 BOARDWALK DR	BRE/ESA PROPERTIES L.L.C.	C3
32	09-12-09-201-010	3285 BOARDWALK DR	PH ANN ARBOR HOTEL OWNER, LLC	C3
33	09-12-09-201-008	3205 BOARDWALK DR	IHP ANN ARBOR (MI) OWNER, LLC	C3
34	09-12-09-201-014	3155 BOARDWALK DR	3155 BOARDWALK-OWNER, LLC	O

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Map Key	Parcel Id. Number	Property Address	Owner Name	Current Zoning
35	09-12-09-200-900	3131 S State St	WATERWORKS PLAZA	O
36	09-12-09-200-021	3150 BOARDWALK DR	JK ANN ARBOR REAL ESTATE LLC	C3
37	09-12-09-200-022	3100 BOARDWALK DR	LIL PETER, LLC	C3
38	09-12-09-200-025	3200 BOARDWALK DR	ASHFORD ANN ARBOR LP	C3
39	09-12-09-200-901	3201 S State St	KILACO TRUST	C3
40	09-12-09-200-014	3267 S STATE ST	DIVERSIFIED FUELS PROPERTIES LLC	C3
41	09-12-09-200-012	725 VICTORS WAY	PE-BS, LLC	C3
42	09-12-09-201-022	1200 VICTORS WAY	BLACKBIRD ANN ARBOR LLC	O
43	09-12-09-201-005	3203 BOARDWALK DR	ASHFORD ANN ARBOR LP	P
44	09-12-09-201-021	1000 VICTORS WAY	BLUEBIRD ANN ARBOR LLC	O
45	09-12-09-201-019	950 VICTORS WAY	BLACKBIRD ANN ARBOR LLC	O
46	09-12-09-201-018	VICTORS WAY	BLACKBIRD ANN ARBOR LLC	O
47	09-12-09-201-017	900 VICTORS WAY	BLUEBIRD ANN ARBOR LLC	O
48	09-12-09-201-800	Victors Way (Private) Ct	VICTORS WAY CT (PRIVATE)	O
49	09-12-09-201-007	925 VICTORS WAY	ANN ARBOR HOTEL PROPERTY CO, LLC	R5
50	09-12-09-200-026	825 VICTORS WAY	BLACKBIRD ANN ARBOR LLC	C3
51	09-12-09-201-016	800 VICTORS WAY	HPT IHG-2 PROPERTIES TRUST &	R5
52	09-12-09-201-024	3505 S STATE ST	ANN ARBOR HOSPITALITY LLC	R5
53	09-12-09-201-023	3501 S STATE ST	WOLVERINE SUPERIOR HOSPITALITY, INC	R5
54	09-12-08-100-062	3500 S STATE ST	ANN ARBOR CROWNE PLAZA	R5
55	09-12-08-100-019	3230 S STATE ST	PHOTOCAD, LLC	C3
56	09-12-08-100-053	625 HILTON BLVD	DRURY AT 2020, LLC	PUD
57	09-12-08-100-052	615 BRIARWOOD CIR	DRURY AT 2018, LLC	PUD
58	09-12-08-100-054	575 BRIARWOOD CIR	MALL AT BRIARWOOD, LLC	PUD
59	09-12-08-100-055	555 BRIARWOOD CIR	555 BRIARWOOD ASSOCIATES LLC	PUD
60	09-12-08-100-064	3010 S STATE ST	MALL AT BRIARWOOD, LLC	PUD
61	09-12-08-100-063	500 E EISENHOWER PKWY	WILLIAMSBURG VI L.L.C.	PUD
62	09-12-08-100-045	475 MARKET PL	UNIVERSITY OF MICHIGAN REGENTS	O
63	09-12-08-100-046	400 E EISENHOWER PKWY	UNIVERSITY OF MICHIGAN REGENTS	O
64	09-12-08-100-065	395 BRIARWOOD CIR	MANCHESTER BRIARWOOD, LLC	O
65	09-12-08-100-066	355 BRIARWOOD CIR	UNIVERSITY OF MICHIGAN REGENTS	O
66	09-12-08-100-057	225 BRIARWOOD CIR	DFCU FINANCIAL	O
67	09-12-08-100-032	125 BRIARWOOD CIR	TCF NATIONAL BANK	O
68	09-12-08-100-036	105 BRIARWOOD CIR	BANC ONE CORP	O
69	09-12-08-200-020	1801 BRIARWOOD CIR	UNIVERSITY OF MICHIGAN REGENTS	O

