



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

September 21, 2023

Subject: City-Initiated Rezoning of the Plymouth Road Corridor to TC1 – Transit Corridor District

Dear Property Owner:

Your property has been identified as meeting the criteria and intent for rezoning to the TC1 (Transit Corridor) district. The City Planning Commission is evaluating a city-initiated rezoning petition for yours and 98 other similar properties in three areas along the Plymouth Road Corridor. Maps and list of all parcels proposed for rezoning are attached.

In addition to this letter, you will receive a postcard notice about an in-person meeting on October 12, 2023, 6:00 p.m. at the Ann Arbor District Library Traverwood Branch, 3333 Traverwood Dr. Ann Arbor, MI 48105. A copy of the postcard is included with this letter as well.

This meeting will have a 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 properties located on, and within walking-distance to existing transit corridors such as Plymouth Road. It permits residential, office and commercial uses either individually or mixed. The City's Comprehensive Plan supports the advancement of this type of development.

Because your property is being proposed for rezoning, we are happy to discuss any questions that you may have prior to or after the meeting 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 734-794-6000 x 42610 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 October 12th meeting, a public hearing will be scheduled for an upcoming Planning Commission meeting (likely in November). After recommendation by the Planning Commission, the proposed zoning will advance to 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

Enclosures – Map, List of Properties, Postcard Notice (below)

UPCOMING PUBLIC MEETING—October 12th

CITY INITIATED REZONING OF PLYMOUTH ROAD AREAS TO TC1 TRANSIT CORRIDOR DISTRICT

PROPOSED REZONING AREA



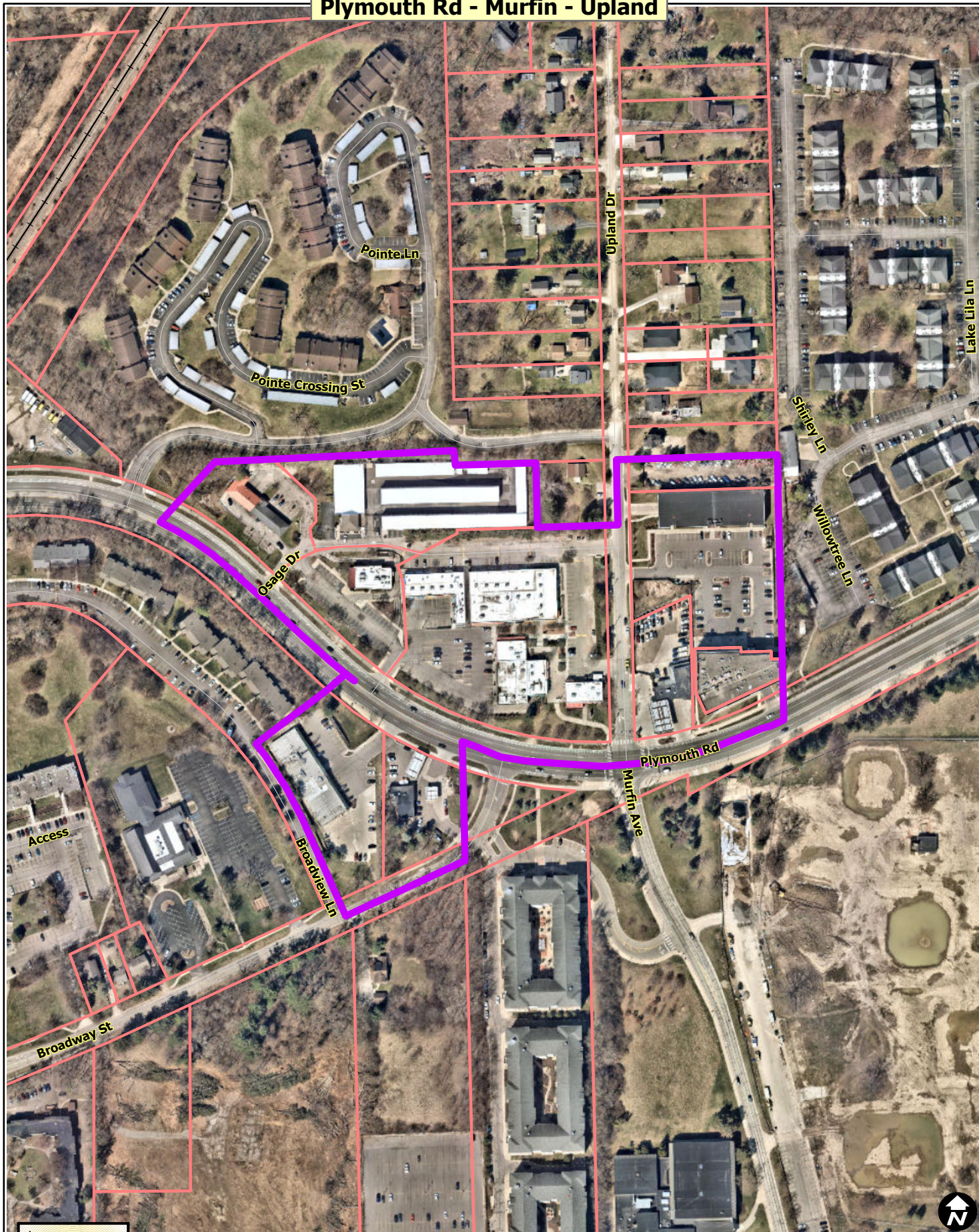
The City of Ann Arbor Planning Services team is hosting a public meeting to share information and receive feedback about rezoning 99 parcels in the Plymouth Road area to TC1. The TC1 district is a high-density, mixed-use zoning district intended for parcels on and in walking distance to existing transit corridors.

These meetings will provide an overview of the proposal and an opportunity to ask questions and/or share comments about this city-initiated rezoning.

Visit <https://plan.a2gov.org/TC1Corridors> for more information or contact us at planning@a2gov.org

IN PERSON MEETING—Thursday, October 12, 2023 at 6:00 p.m.
Ann Arbor District Library—Traverwood Branch—3333 Traverwood Dr., Ann Arbor, Michigan 48105

Plymouth Rd - Murfin - Upland



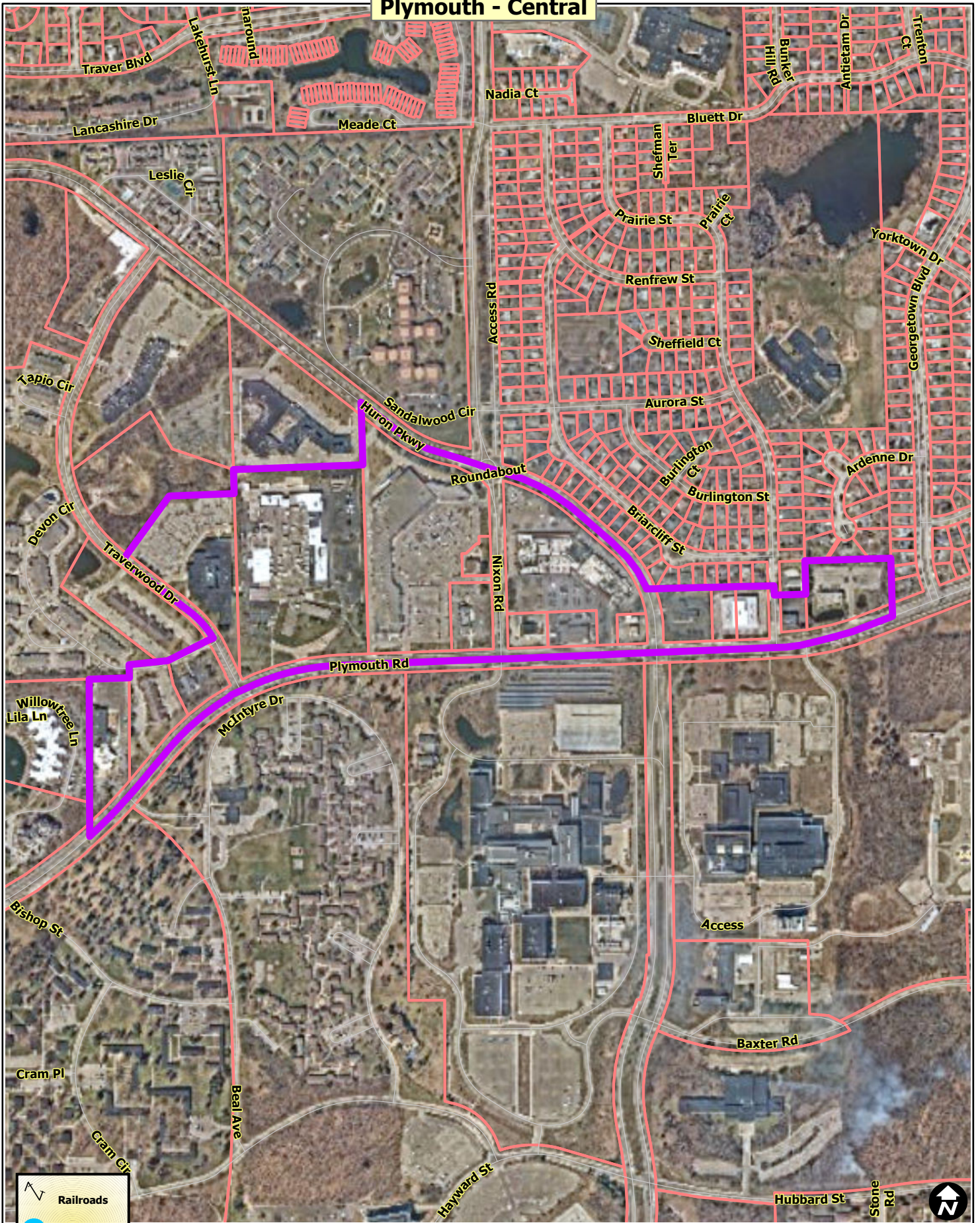
↖ Railroads
○ Tax Parcels



Map date: 9/13/2023
Any aerial imagery is circa 2023 unless otherwise noted
Terms of use: www.a2gov.org/terms



Plymouth - Central

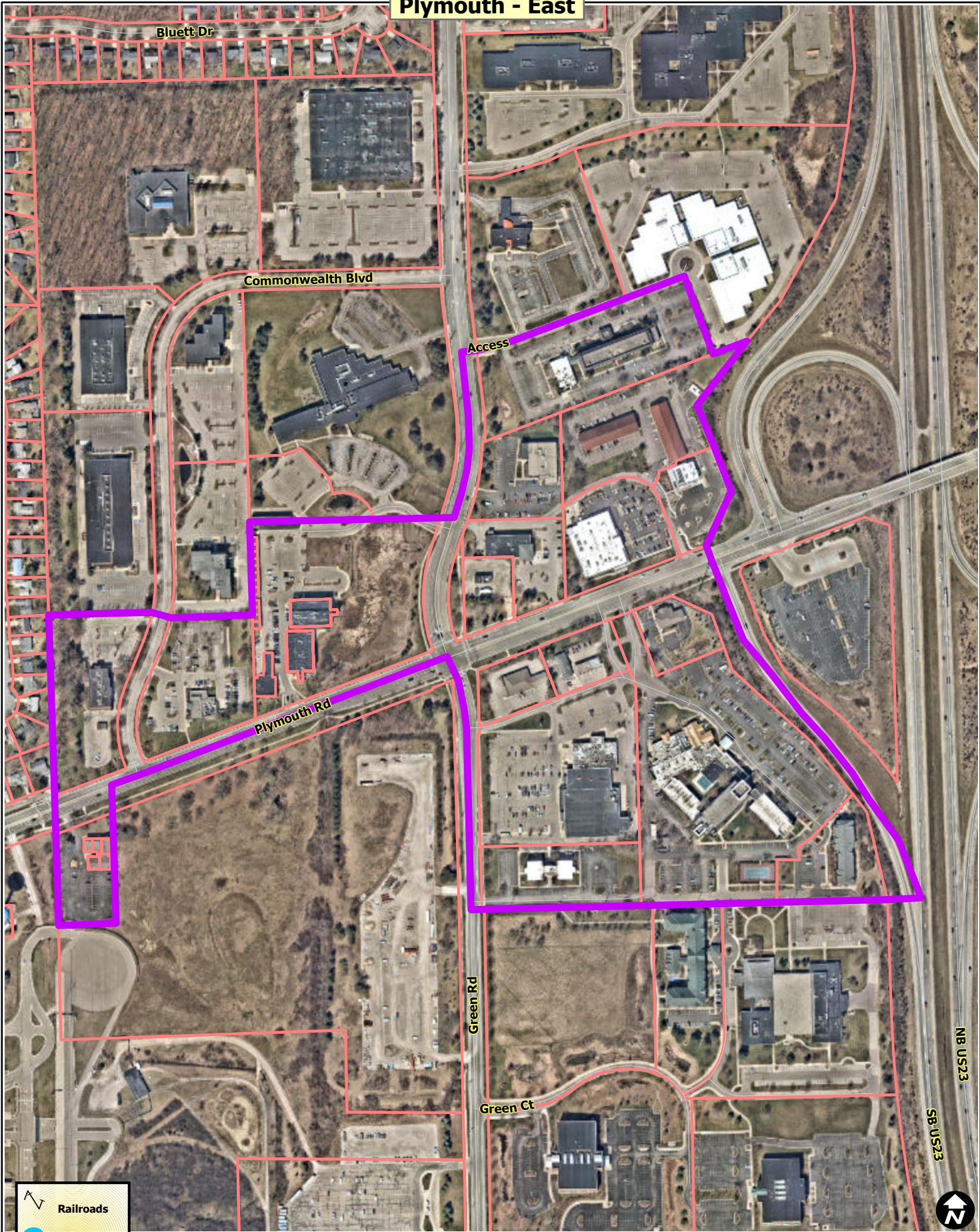


- Railroads
- Huron River
- Tax Parcels



Map date: 9/21/2023
Any aerial imagery is circa 2023 unless otherwise noted
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Plymouth - East



- Railroads
- Huron River
- Tax Parcels



Map date: 9/21/2023
Any aerial imagery is circa 2023 unless otherwise noted
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Plymouth Road Corridor - TC1 Zoning - Parcel Information

A	B	C	D	E	F	G	H	I	J
SITE #	PARCEL ID NUMBER	STREET ADDRESS	OWNER NAME	SITE AREA (sq ft)	SITE AREA (acres)	YEAR BUILT	BUILDING FLOOR AREA (sq ft)	CURRENT ZONING	PROPOSED ZONING
1									
2	1 09-09-21-104-008	1800 PLYMOUTH RD	SAFEWAY ACQUISITION COMPANY LLC	36,303	0.8	1962	2284 C3	TC1	TC1
3	2 09-09-21-104-044	1750 PLYMOUTH RD	NAVARRE CROSSINGS, LLC	67,077	1.5	1989	12000 C1	TC1	TC1
4	3 09-09-21-105-019	1635 PLYMOUTH RD	WASHLAND L.L.C.	39,850	0.9	1986	4420 PUD	TC1	TC1
5	4 09-09-21-105-022	1655 PLYMOUTH RD	OAK TREE PROPERTIES, LLC	43,130	1.0	1987	3769 PUD	TC1	TC1
6	5 09-09-21-105-023	1645 PLYMOUTH RD	NSC OF ANN ARBOR-PLYMOUTH RD, LLC	80,123	1.8	1986	54950 PUD	TC1	TC1
7	6 09-09-22-201-001	1763 PLYMOUTH RD	1763 PLYMOUTH ROAD, LLC	30,798	0.7	1999	3273 C3	TC1	TC1
8	7 09-09-22-201-006	1812 UPLAND DR	1812 UPLAND DRIVE LLC	20,278	0.5	0	0 P	TC1	TC1
9	8 09-09-22-201-028	1771 PLYMOUTH RD 1	OIKIA HOLDINGS, LLC	16,327	0.4	2006	3540 C3	TC1	TC1
10	9 09-09-22-201-029	1771 PLYMOUTH RD 2	OIKIA HOLDINGS LLC	16,327	0.4	2006	2598 C3	TC1	TC1
11	10 09-09-22-201-030	1771 PLYMOUTH RD 3	OIKIA HODINGS LLC	16,327	0.4	2006	4260 C3	TC1	TC1
12	11 09-09-22-201-031	1771 PLYMOUTH RD 4	OIKIA HOLDINGS LLC	16,327	0.4	2008	27128 C3	TC1	TC1
13	12 09-09-22-201-032	1777 PLYMOUTH RD	OIKIA HOLDING, LLC	16,327	0.4	2015	26167 C3	TC1	TC1
14	13 09-09-22-201-900	1771 Plymouth Rd	NYAA Capital LLC	112,173	2.6		C3	TC1	TC1
15	14 09-09-22-202-008	1667 PLYMOUTH RD	COURTYARD SHOPS L.L.C.	164,587	3.8	1972	45700 C1	TC1	TC1
16	15 09-09-14-300-013	3001 PLYMOUTH RD	ROUMANIS INVESTMENT COMPANY, LLC	23,587	0.5	1970	8288 O	TC1	TC1
17	16 09-09-14-300-075	3055 PLYMOUTH RD	HOFFMANN KARL FREDERICK TRUST	127,770	2.9	1984	18000 O	TC1	TC1
18	17 09-09-15-301-002	2000 TRAVERWOOD DR	EPA L.L.C.	258,834	5.9	1998	64620 ORL	TC1	TC1
19	18 09-09-15-400-001	2799 PLYMOUTH RD	SPEEDWAY SUPERAMERICA LLC	22,390	0.5	1996	1816 C3	TC1	TC1
20	19 09-09-15-400-003	2701 PLYMOUTH RD	TCF NATIONAL BANK	35,179	0.8	1968	2740 C3	TC1	TC1
21	20 09-09-15-400-010	2793 PLYMOUTH RD	WATERSHED III LLC	43,352	1.0	2013	24037 C3	TC1	TC1
22	21 09-09-15-400-011	2705 PLYMOUTH RD	WATERSHED III LLC	323,907	7.4	1972	94830 C3	TC1	TC1
23	22 09-09-15-401-029	2901 PLYMOUTH RD	NATIONAL CITY BANK OF MICHIGAN	69,104	1.6	1963	3000 O	TC1	TC1
24	23 09-09-15-401-031	2935 PLYMOUTH RD	UNIVERSITY OF MICHIGAN CREDIT UNION	76,603	1.8	1969	32422 O	TC1	TC1
25	24 09-09-15-401-032	2925 PLYMOUTH RD	UNIVERSITY OF MICHIGAN CREDIT UNION	76,603	1.8	0	0 O	TC1	TC1
26	25 09-09-15-410-001	2565 PLYMOUTH RD	UNITED STATES OF AMERICA	635,988	14.6	0	0 ORL	TC1	TC1
27	26 09-09-15-410-002	2675 PLYMOUTH RD	KEWEENAW LTD PARTNERSHIP	70,956	1.6	1990	4835 C3	TC1	TC1
28	27 09-09-15-410-004	2665 PLYMOUTH RD	COMERICA INC	23,059	0.5	1990	2716 C3	TC1	TC1
29	28 09-09-15-410-007	2601 PLYMOUTH RD	TRAVER VILLAGE LTD PTNSP	529,654	12.2	1990	128525 C3	TC1	TC1
30	29 09-09-22-201-014	2301 PLYMOUTH RD	N AMER ISLAMIC TRUST	125,969	2.9	0	0 O	TC1	TC1

Plymouth Road Corridor - TC1 Zoning - Parcel Information

A	B	C	D	E	F	G	H	I	J
SITE #	PARCEL ID NUMBER	STREET ADDRESS	OWNER NAME	SITE AREA (sq ft)	SITE AREA (acres)	YEAR BUILT	BUILDING FLOOR AREA (sq ft)	CURRENT ZONING	PROPOSED ZONING
1									
31	09-09-22-201-022	2421 PLYMOUTH RD	TRAVERWOOD PROPERTIES I L.L.C.	67,124	1.5	1996	3820	O	TC1
32	09-09-22-201-023	2401 PLYMOUTH RD	2401 L.L.C.	108,922	2.5	1997	17056	O	TC1
33	09-09-14-302-070	2001 COMMONWEALTH BLVD	2001 COMMONWEALTH LLC	133,320	3.1	1983	24022	RE	TC1
34	09-09-14-303-001	2100 GREEN RD	CITY OF ANN ARBOR	12,070	0.3	0	0	C3	TC1
35	09-09-14-304-002	3250 PLYMOUTH RD UNIT 1	ZITIAN PROPERTIES, LLC	1,143	0.0	1973	1428	O	TC1
36	09-09-14-304-003	3250 PLYMOUTH RD UNIT 2	RENAISSANCE ENDODONTICS ACQUIRED PR	1,276	0.0	1973	1176	O	TC1
37	09-09-14-304-004	3250 PLYMOUTH RD UNIT 3	KERRY KAREN D	1,349	0.0	1973	671	O	TC1
38	09-09-14-304-005	3250 PLYMOUTH RD UNIT 4	KERRY KAREN	1,659	0.0	1973	1009	O	TC1
39	09-09-14-304-006	3250 PLYMOUTH RD UNIT 5	SCHMIDT REAL ESTATE HOLDINGS, LLC	1,541	0.0	1973	1428	O	TC1
40	09-09-14-304-007	3250 PLYMOUTH RD UNIT 6	MCGILLICUDDY & MERTZ, LLC	1,143	0.0	1973	1176	O	TC1
41	09-09-14-304-008	3250 PLYMOUTH RD UNIT 7	ANN-HUA CHINESE SCHOOL	1,276	0.0	1973	2035	O	TC1
42	09-09-14-304-009	3250 PLYMOUTH RD UNIT 8	SEO JEONGMIN	1,349	0.0	1973	1577	O	TC1
43	09-09-14-304-010	3250 PLYMOUTH RD UNIT 9	301 TOWER, LLC	1,659	0.0	1973	1176	O	TC1
44	09-09-14-304-011	3250 PLYMOUTH RD UNIT 10	ADVAITA HOLDINGS, LLC	1,541	0.0	1973	2035	O	TC1
45	09-09-14-304-900		Tower Professional Center	58,898	1.4			O	TC1
46	09-09-14-305-005	2000 COMMONWEALTH BLVD	FIRST PROPERTIES ASSOCIATES LP	131,643	3.0	1994	6837	PUD	TC1
47	09-09-14-305-013	3389 PLYMOUTH RD	PLYMOUTH GREEN HOLDINGS, LLC	6,449	0.1	2007	4149	PUD	TC1
48	09-09-14-305-017	3397 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	0	0	PUD	TC1
49	09-09-14-305-018	3401 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	502	0.0	0	0	PUD	TC1
50	09-09-14-305-019	3403 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	518	0.0	0	0	PUD	TC1
51	09-09-14-305-020	3405 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	516	0.0	0	0	PUD	TC1
52	09-09-14-305-021	3407 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	503	0.0	0	0	PUD	TC1
53	09-09-14-305-022	3409 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	478	0.0	0	0	PUD	TC1
54	09-09-14-305-023	3411 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	489	0.0	0	0	PUD	TC1
55	09-09-14-305-024	3413 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	495	0.0	0	0	PUD	TC1
56	09-09-14-305-025	3415 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	477	0.0	0	0	PUD	TC1
57	09-09-14-305-026	3417 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	477	0.0	0	0	PUD	TC1
58	09-09-14-305-027	3419 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	483	0.0	0	0	PUD	TC1
59	09-09-14-305-028	3421 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	486	0.0	0	0	PUD	TC1

Plymouth Road Corridor - TC1 Zoning - Parcel Information

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SITE #	PARCEL ID NUMBER	STREET ADDRESS	OWNER NAME	SITE AREA (sq ft)	SITE AREA (acres)	YEAR BUILT	BUILDING FLOOR AREA (sq ft)	CURRENT ZONING	PROPOSED ZONING
1									
60	09-09-14-305-029	3423 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	466	0.0	0	0	PUD	TC1
61	09-09-14-305-030	3395 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	7552	PUD	TC1
62	09-09-14-305-031	3425 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1379	PUD	TC1
63	09-09-14-305-032	3427 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1400	PUD	TC1
64	09-09-14-305-033	3429 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1400	PUD	TC1
65	09-09-14-305-034	3431 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1459	PUD	TC1
66	09-09-14-305-035	3433 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1379	PUD	TC1
67	09-09-14-305-036	3435 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1400	PUD	TC1
68	09-09-14-305-037	3437 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1400	PUD	TC1
69	09-09-14-305-038	3439 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1379	PUD	TC1
70	09-09-14-305-039	3441 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1379	PUD	TC1
71	09-09-14-305-040	3443 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1379	PUD	TC1
72	09-09-14-305-041	3445 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,365	0.3	2007	1379	PUD	TC1
73	09-09-14-305-042	3393 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	8023	PUD	TC1
74	09-09-14-305-043	3447 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1379	PUD	TC1
75	09-09-14-305-044	3449 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1400	PUD	TC1
76	09-09-14-305-045	3451 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1400	PUD	TC1
77	09-09-14-305-046	3453 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1379	PUD	TC1
78	09-09-14-305-047	3455 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1379	PUD	TC1
79	09-09-14-305-048	3457 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1400	PUD	TC1
80	09-09-14-305-049	3459 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1400	PUD	TC1
81	09-09-14-305-050	3461 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1379	PUD	TC1
82	09-09-14-305-051	3463 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1379	PUD	TC1
83	09-09-14-305-052	3465 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1379	PUD	TC1
84	09-09-14-305-053	3467 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1379	PUD	TC1
85	09-09-14-305-054	3469 PLYMOUTH RD	GATEWAY ANN ARBOR LLC	11,345	0.3	2007	1379	PUD	TC1
86	09-09-14-305-900	PLYMOUTH RD VACANT	PLYMOUTH GREEN CROSSINGS	359,698	8.3			PUD	TC1
87	09-09-14-400-002	PLYMOUTH RD	DTE ELECTRIC COMPANY	36,118	0.8	0	1331	C3	TC1
88	09-09-14-400-005	3535 PLYMOUTH RD	MID-KINGDOM INC	66,162	1.5	1999	10685	C3	TC1

Plymouth Road Corridor - TC1 Zoning - Parcel Information

A	B	C	D	E	F	G	H	I	J
SITE #	PARCEL ID NUMBER	STREET ADDRESS	OWNER NAME	SITE AREA (sq ft)	SITE AREA (acres)	YEAR BUILT	BUILDING FLOOR AREA (sq ft)	CURRENT ZONING	PROPOSED ZONING
1									
89	09-09-14-400-006	2200 GREEN RD	A2 DEVELOPMENT PARTNERS, LLC	78,552	1.8	1978	22269	C3	TC1
90	09-09-14-400-007	3601 PLYMOUTH RD	GREEN ROAD RETAIL, LLC	99,087	2.3	1999	23661	C3	TC1
91	09-09-14-400-008	3621 PLYMOUTH RD	A2 HOSPITALITY PROPERTY, LLC	143,914	3.3	1980	32256	C3	TC1
92	09-09-14-400-009	3611 PLYMOUTH RD	A2 HOSPITALITY PROPERTY, LLC	53,397	1.2	2022	4376	C3	TC1
93	09-09-14-400-014	2300 GREEN RD	SCG HOTEL INVESTORS HOLDINGS REIT	197,778	4.5	1999	58560	R5	TC1
94	09-09-14-401-003	3550 PLYMOUTH RD	NORTHSIDE INVESTMENT, LLC	42,141	1.0	1968	2233	C3	TC1
95	09-09-14-401-005	3500 PLYMOUTH RD	BANC ONE CORP	40,735	0.9	1992	4396	C1	TC1
96	09-09-14-401-006	3572 PLYMOUTH RD	WATERSHED, L.L.C.	237,363	5.4	1974	51276	C1B	TC1
97	09-09-14-401-007	2000 GREEN RD	EMERGENCY PHYSICIANS MEDICAL	101,988	2.3	1971	15540	C1	TC1
98	09-09-14-401-009	3610 PLYMOUTH RD	ANN ARBOR HOTELS, INC	75,767	1.7	1999	33819	R5	TC1
99	09-09-14-401-010	3650 PLYMOUTH RD	FLAGSTAR BANK, FSB	45,424	1.0	2017	2963	C3	TC1
100	09-09-14-401-011	3600 PLYMOUTH RD	LCOF ANN ARBOR INVESTMENT, LLC	407,110	9.3	1972	138340	R5	TC1
101			Totals	5,937,624	136				