



Legislation Details (With Text)

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Title: Resolution to Approve Burton Commons Revised Building Elevations (2805 Burton Road)

Sponsors:

Indexes:

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Attachments: 1. Burton Commons Approved Elevations, 2. Burton Commons Proposed Elevations

Date	Ver.	Action By	Action	Result
8/4/2011	1	City Council	Approved	Pass

Resolution to Approve Burton Commons Revised Building Elevations (2805 Burton Road)
Approval of the attached resolution will allow modifications to the Burton Commons building elevations as the petitioner moves forward to obtain construction permits.

On June 18, 2007, City Council approved the Burton Commons Site Plan, a proposal to construct five three-story buildings containing a total of 120 units on this 8-acre site. In June 2010, the petitioner applied and was granted a site plan extension until June 18, 2012.

The development agreement, approved by Council in June 2007, included a provision that the construction of the building be consistent with the elevation drawings approved as part of the site plan. If the petitioner were to propose any changes to the elevations, setbacks, aesthetics or materials, City Council approval would be necessary.

The petitioner has indicated that the building elevations currently are being revised to remove one story on all buildings. The design, materials and aesthetics of the buildings will remain the same; the only change will be a reduction in height (and number of units) from the conversion from three-story to two-story buildings.

The elimination of the third story on all five buildings will reduce the overall density from 120 units to 80 units. There will also be a reduction in parking to 145 spaces and modifications to landscape and grading plans. The petitioner has submitted an application for an administrative amendment to the approved site plan; these plans currently are under review. The petitioner held a community meeting on July 20, 2011 to present the proposed changes to the neighborhood.

Staff has reviewed and supports the proposed modifications to the building elevations.

Attachments: Approved Building Elevations, Proposed Building Elevations

Prepared by: Matt Kowalski, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager, Sumedh Bahl, Community Services Administrator

Whereas, On June 18, 2007, City Council approved the Burton Commons Site Plan to construct five three-story residential buildings containing a total of 120 units on this 8 acre site;

Whereas, On June 18, 2007, City Council also approved the Burton Commons Development Agreement, which contained a provision that construction of the buildings be consistent with the approved elevation drawings, and that any changes to the elevations, setbacks, aesthetics or materials would require City Council approval; and

Whereas, Ann Arbor Limited Dividend Housing, petitioner, has requested revisions to the approved elevations for the Burton Commons buildings;

RESOLVED, That City Council approve the revised building elevation drawings for Burton Commons, as shown on the drawings dated June 10, 2011.