



## Legislation Text

---

**File #:** 20-1650, **Version:** 2

---

Resolution to Approve Brightdawn Village Site Plan and Development Agreement, 2805 Burton Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of this vacant 8-acre site, to construct four, four-story buildings that include 120 units at market rate with parking garages located beneath each building along with surface parking. A community club house is also proposed on the ground floor of Building #2.

### **Petition Summary:**

The Site Plan proposes construction of 120 units in four-four story buildings. There are 284 parking spaces proposed on site, 140 of these spaces being located beneath each building in underground garages and the remainder located in surrounding surface spaces.

Site access is proposed from two curb cuts off Burton Road. As part of this development, the petitioner proposes improvements along Burton Road from Packard Road and connecting to Eli Drive. These improvements include street lighting, curb and gutter, utilities, paving and the public sidewalk portion fronting this site.

Three low to mid-quality woodlands are located in the northern and central areas of the site. The plan proposes to remove the central woodland to construct the buildings and parking. There are 10 woodland trees and 28 landmark trees proposed to be impacted. Mitigation trees are proposed to be planted throughout the site for all woodland and landmark trees removed or impacted. A conflicting land use buffer is required on the south side of the site to screen from the adjacent residential use. The plan proposes to use the existing vegetation to meet this requirement.

- A development agreement has been prepared to address road improvements and a contribution to the Ann Arbor Parks Department.
- The petitioner addressed issues raised by Planning Commission with the following responses. A reduction or deferment in parking spaces was considered and ultimately not undertaken as parking is located below grade and meets code.
- Adding windows to the proposed stairwell was considered and not undertaken as neighbors requested reducing the number of windows facing the neighborhood and complications from building code requirements may occur.
- The site has thoughtfully incorporated building orientation and building structure into the design to provide for solar ready buildings. These buildings are oriented to best take advantage of solar installation to the roofs of these buildings. Further, the building structural design is to be such that it will be able to support solar panel weights. It is anticipated that the community through the Home Owners Association can evaluate the installation of solar panels

within their community balancing the cost and green energy goals.

- Discussion regarding a gate to control access between the proposed connection between Burton Road and Eli Road was mentioned at the CPC Meeting. The City Traffic Engineer believes this is impractical for school buses and emergency vehicles to adhere to decreases critical response times in an emergency. This proposed gate separates neighborhoods and would increase internal neighborhood trips on surrounding roadways.
- There is also no operational advantage of increasing the width of Burton Road as there are no drives or curb cuts on the west side of Burton Road. The reduced road width meets the City's Vision Zero goal, which is zero accidents by slowing traffic on the roadway.
- A request for speed humps on Burton Road was mentioned to slow traffic. This road improvement has not been made yet and no determination has been made if a danger exists. Traffic calming can be addressed once the road construction is completed and it's determined problems exist.

The City Planning Commission, at its meeting of 10/20/20, recommended approval of this request.

Attachments: 10/20/20 Planning Staff Report  
10/20/20 Planning Commission Minutes  
11/10/20 Draft Development Agreement

Prepared By: Chris Cheng, City Planner

Reviewed By: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator

Approved By: Tom Crawford, City Administrator

Whereas, The GloryCrest Burton Road, Inc. has requested site plan approval in order to develop 120 market rate units in four-four story buildings with parking located below grade;

Whereas, A development agreement has been prepared to address Burton Road improvements and Parks contribution;

Whereas, The Ann Arbor City Planning Commission, on October 20, 2020, recommended approval of the petition;

Whereas, The development would comply with the R4B, Multiple-Family Dwelling District, zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that

attached, dated November 11, 2020;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That City Council approve the Brightdawn Village Site Plan dated October 9, 2020, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied, and 3) that the Site Plan and Development Agreement is modified so that the access to Burton Road from Eli Road includes gates and locks that would limit street access to emergency vehicles, and that such gates and locks could be closed or later removed by the City through administrative action or use of a Traffic Control Order, as applicable.

**As Amended and Approved by Ann Arbor City Council on December 7, 2020**