

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 1, 2023

**SUBJECT: Brightdawn Village Site Plan for City Planning Commission Approval
(2805 Burton Road)
File No. SP23-0011**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the Brightdawn Village Site Plan (2805 Burton Road) as the site plan complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it would comply with all local, state and federal laws and regulations; and the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

LOCATION

This site is located on the east side of Burton Road, which runs parallel to US-23, and is in the Swift Run watershed (South Area). Ward 3.

DESCRIPTION OF PETITION

This 8-acre, R4B (Multiple-Family Dwelling District) zoned site is currently under construction to construct four, four-story buildings that includes 120 condominium units. A community clubhouse is also proposed in the center of the site facing Burton Road. This proposal seeks approval to reduce the clubhouse by approximately 2,050-square feet to 1,998 sq ft. The total number of parking spaces (284) remains the same with the EV parking revised to meet current code standards of 10% Installed (14 spaces) and 90% Capable (106 spaces). This change is reflected in the Comparison Chart. Barrier free spaces were also relocated to the eastern portion of the parking lots facing each building to create less obscure grading at each building's entrance. The club house has not been built and construction of new residential buildings in a residential district requires City Planning Commission approval.

This proposal will be constructed in a single phase. The estimated cost of construction is \$26,000,000.

CITIZEN PARTICIPATION

The petitioner sent postcard notifications to residents within 500 feet of this site. Staff has received emails in opposition to this project that are forwarded to the City Planning Commission.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Park Land	PL (Public Land District)
EAST	US-23 Hwy & Township	TWP (Township)
SOUTH	Residential & Duplexes	R1C & R2A (Single and Two-Family Dwelling District)
WEST	Single-Family Residential	R1C (Single-Family Residential District)

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		R4B	R4B	R4B
Gross Lot Area		8.06 acres (351,034 sf.)	8.06 acres (351,034 sf MIN)	.32 acre (14,000 sf MIN)
Setbacks	Front	N/A - Vacant	15 ft	15 ft MIN 40 ft MAX
	Side(s)	N/A - Vacant	168 ft MIN (South) 206 ft MIN (North) *	48.25 ft MIN (South)* 33.25 ft MIN (North) *
	Rear	N/A - Vacant	86 ft MIN	35.45 ft MIN (2 fronts for this site)
Minimum Useable Open Space		N/A - Vacant	62%	55% MIN
Minimum Active Open Space/Dwelling Unit		N/A - Vacant	1,385 sf MIN	300 sf MIN
Maximum Density (Dwelling Units/Acre)		NA - Vacant	120 Units	15 Units/Acre (120 units)
Height		N/A - Vacant	45 ft	45 ft MAX**
Parking - Automobiles		N/A - Vacant	284 Spaces 14 spaces – EV-I 106 spaces -EV-C	10% EV-I – 12 spaces 90% EV-C – 78 spaces
Parking – Bicycles		N/A - Vacant	28 spaces MIN 12 – Class A 16– Class C	24 spaces MIN 50% – Class A (12 spaces) 50%– Class C (12 spaces)

*Required side setback shall be increased 1 ½ inches for each foot of building length over 50 feet and 3 inches for each foot of building height above 35 feet.

**For buildings with parking below at least 35% of the building

HISTORY

The subject site includes Lots 14 through 22 of Supervisor's Plat No. 1, which was recorded in Pittsfield Township in 1938. The plat was subsequently cut in half by the construction of US-23. Now half of the remaining platted subdivision is east of US-23 and remains in Pittsfield Township and half is west of US-3 in the City of Ann Arbor. Most of the lots along Burton Road were annexed into the City of Ann Arbor in the 1970s.

The adjacent subdivision to the west, Pittsfield Hills Subdivision No. 2 (consisting of Brandywine Boulevard, Terhune Road, Yost Boulevard, Lillian Road, Eli Road, Donegal Court, and Gallway Court) was platted in 1960. At the time there was unplatted land between Supervisor's Plat No. 1 and Pittsfield Hills Subdivision No. 2 that was not associated with either subdivision. The 120-foot-wide strip of unplatted land is now owned by a single individual according to City of Ann Arbor tax records but is used as common area by the residents of Pittsfield Hills Subdivision No. 2. Two stub streets in Pittsfield Hills Subdivision No. 2 extended to its eastern plat boundary. The right-of-way for Eli Road, the stub street in the north, connects to the Burton Road right-of-way. The right-of-way for Terhune Road, the stub street in the south does not directly connect with the Burton Road right-of-way because of the unplatted land that lies between the two subdivisions.

In 2007, a petitioner assembled the parcels to create an eight-acre site, requesting rezoning to R4C (Multiple-Family Dwelling District), and proposed to construct 120 multiple-family dwelling units in five buildings, along with surface parking, a community building and playground areas. This site plan was extended several times, but ultimately expired in 2017.

Previously, the petitioner requested conditional R4D (Multiple-Family Dwelling District) rezoning to not exceed 160 dwelling units or exceed 4 stories in height in exchange for additional open space, club house and patio, playground, community garden, 40 affordable rental units leased at 80% of the area median income, etc. This proposal was denied in 2019.

In 2020, a site plan was approved for four, four-story buildings and a club house for a 120-unit condominium complex.

PLANNING BACKGROUND

The basic recommendation that higher densities may be appropriate if improvements to Burton Road and connection to other streets are provided remains applicable.

The City's Transportation Master Plan and Master Land Use Plan both support connections to adjacent neighborhoods with both vehicular and non-motorized infrastructure.

STAFF COMMENTS

Planning –The proposed changes are consistent with current zoning. Staff supports the EV and barrier free parking relocations and the club house floor area reduction. A Development Agreement was approved for the 2020 site plan and the proposed changes do not require amendments to the document.

Prepared by Chris Cheng
Reviewed by Brett Lenart & Hank Kelley

Attachments: Zoning & Aerial Map
[Brightdawn Site Plan](#)

Brightdawn Village Site Plan

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Systems Planning
File Nos. SP23-0011