

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 1, 2025

**SUBJECT: 900 Briarwood Site Plan for City Planning Commission Approval  
File Nos. SP24-0008**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission approves the 900 Briarwood Site Plan version 5, dated May 27, 2025.

### **STAFF RECOMMENDATION**

Staff recommends **approval** of the **site plan** because the project complies with all applicable local, state, and federal ordinances, standards, and regulations, will not cause a public or private nuisance, and will not have a detrimental effect on public health, safety, and welfare.

### **LOCATION AND BACKGROUND**

This site is located west of State Street, north of Interstate 94 in the Malletts Creek Watershed. The original site plan for Briarwood Mall was approved in 1972. In 2013 a site plan was approved to add the two existing restaurant buildings in the parking lot adjacent to the Macy's location. In October 2023 a site plan with rezoning was approved to raze the existing Sears store (166,277 square feet) and construct a grocery (57,649 square feet, two levels) and a sporting goods store (100,00 square feet, two levels with an adjacent playing field) as Redevelopment A. Redevelopment B was approved for 354 residential units with attached parking garage to the east of the proposed grocery store. The grocery store and residential building are currently under construction.



Figure 1: Location Map

### **SUMMARY**

- Building reduction: Main sporting goods retail building downsized from 100,000 sq ft (2-level) to 60,000 sq ft (1-level)
- Playing field elimination: Adjacent outdoor playing field removed from the site
- New retail addition: 15,880 sq ft retail building constructed in former playing field location
- Site infrastructure: No changes required to parking, internal circulation, landscaping, or other site design elements
- Residential development: No modifications proposed to the existing residential development (Redevelopment B)

## DETAILED DESCRIPTION OF PETITION

The retail store was planned to be 100,000 square feet and include a large attached fenced in playing field. The retail development (including grocery store) was planned as Redevelopment A and in addition to the retail, the proposal includes 354 units of multi-family residential to be constructed in a separate four story building adjacent to the grocery store as Redevelopment B.

The development will be constructed in one continual process. The residential portion (Redevelopment B) is currently under construction. The commercial portion (Redevelopment A) will begin construction this Fall and is scheduled to finish just before the Residential portion is completed.

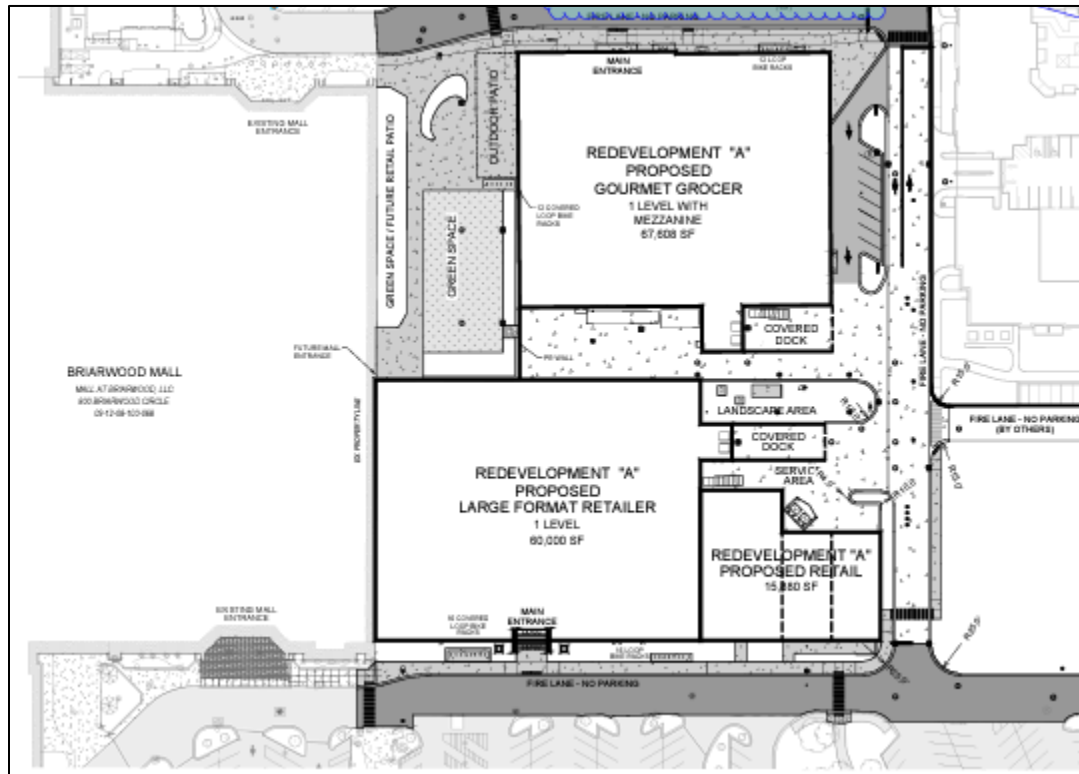


Figure 1 Proposed Layout

## SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial/Office	TC1 (Transit Corridor District)
EAST	Commercial	TC1 (Transit Corridor District)
SOUTH	Commercial/Hotel	C2B (Business Service District)
WEST	Commercial (Briarwood Mall)	C2B (Multiple-Family Residential District)

**Redevelopment A – Retail  
Comparison Chart of Requirements**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	C2B (Business Service District)	C2B	C2B
Gross Lot Area	12.1 acres (527,076 sq ft)	12.1 acres (527,076 sq ft)	4,000 sq ft MIN
Floor Area in Percentage of Lot Area Redevelopment A	164,621 sq ft 30%	143,488 sq ft 31%	200% MAX
Height	2 stories – 32 ft	2 Stories - 50 ft.	4 stories MAX 55 ft MAX
Parking – Automobile	1033 spaces	360 spaces	671 spaces MAX
Parking – EV	0 spaces	18 – EV I (5%) 54 – EV C (15%)	5% EV I 15% EV C
Parking – Bicycle	0 spaces	28 spaces– Class B 28 spaces-Class C	54 spaces MI 50% Class B 50% Class C

**Redevelopment B – Residential  
Comparison Chart of Requirements**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	C2B (Business Service District)	C2B (Business Service District)	C2B (Business Service District)
Gross Lot Area	6.1 acres (265,716 sq ft)	6.1 acres (265,716 sq ft)	4,000 sq ft MIN
Total Floor Area in Percentage of Lot Area Redevelopment A	0%	508,842 sq ft 192%	200% MAX
Height	0	4 Stories - 50 ft.	4 stories MAX 50 ft MAX
Parking – Automobile	514 spaces	407 Total – 106 exterior spaces 301 garage spaces	0 spaces
Parking EV	0 spaces	41 - 10% EV I 366- 90% EV C	10% EV I 90% EV C
Parking – Bicycle	0 spaces	72 Total – 36 spaces– Class A 36 spaces-Class C	71 spaces MIN 50% Class A 50% Class C

Prepared by Matt Kowalski, Principal Planner  
Reviewed by Hank Kelley, Deputy Planning Manager

Attachments: Site Plan v.5, dated May 27, 2025  
Zoning Map  
Aerial Map  
[Additional Project Files \(STREAM\)](#)

C:

Petitioner/Owner

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Project Management  
Systems Planning  
File Nos. SP24-0008