



Legislation Details (With Text)

**File #:** 19-0989      **Version:** 1      **Name:** 6/3/19 - Brightdawn Village Conditional Rezoning  
**Type:** Ordinance      **Status:** Defeated  
**File created:** 6/3/2019      **In control:** City Council  
**On agenda:** 6/3/2019      **Final action:** 6/3/2019  
**Enactment date:** 6/3/2019      **Enactment #:**

**Title:** An Ordinance to Amend the Zoning Map, Being a Part of Section 5:10.2 of Chapter 55 of Title V of the Code of Ann Arbor, Rezoning of 8 Acres from R4B (Multiple-Family Dwelling District) to R4D Multiple-Family Dwelling District) WITH CONDITIONS, Brightdawn Village Rezoning(2805 Burton Road) (CPC Recommendation: Denial - 0 Yeas and 7 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2805 Burton - Ordinance to Conditionally Zone R4D.pdf, 2. Brightdawn Conditional Zoning Statement of Conditions.pdf, 3. Brightdawn Village SP 2 SR w Attach-print .pdf, 4. March 5, 2019 CPC Minutes.pdf, 5. Brightdawn Village Rezoning Protest Petitions 12.05.18.pdf, 6. Communication from Joseph West re Brightdawn Village petition validity 052319.pdf, 7. Jim and Robert Norman - Withdrawal of Protest - 5-30-2019.pdf, 8. Memo to Council - Protest status - 2805 Burton - 6-3-19.pdf

Date	Ver.	Action By	Action	Result
6/3/2019	1	City Council		
6/3/2019	1	City Council	Referred	Fail
6/3/2019	1	City Council	Approved on First Reading	Fail

An Ordinance to Amend the Zoning Map, Being a Part of Section 5:10.2 of Chapter 55 of Title V of the Code of Ann Arbor, Rezoning of 8 Acres from R4B (Multiple-Family Dwelling District) to R4D Multiple-Family Dwelling District) WITH CONDITIONS, Brightdawn Village Rezoning(2805 Burton Road) (CPC Recommendation: Denial - 0 Yeas and 7 Nays)

This petition was held at the February 21, 2019 City Planning Commission Meeting, approval of this resolution continues to propose rezoning of this 8 acre parcel from R4B to R4D zoning to allow for the construction of four, four-story buildings that includes 160 apartment units with a community clubhouse and 252 parking spaces. Conditional rezoning limits the height of the buildings to 50 feet, caps the number of units at 160, provides a minimum of 55% open space and improves Burton Road with utilities and lighting. Since the application was considered by the Planning Commission, the petitioner offered to maintain twenty (20) units to be reserved for households at or below 80% of the Area Median Income (AMI) and twenty units (20) to be reserved for households at or below 60% of the AMI for a period of 99 years. The previous proposal was for a term of 15 years.

The City Planning Commission determined that the proposed rezoning is not consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan and recommended denial of the request at its meeting of March 5, 2019.

**Attachments:** 2/21/19 Planning Staff Report  
3/5/19 Planning Commission Minutes  
**Prepared by:** Chris Cheng, City Planner

Reviewed by: Brett D. Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
Approved by: Howard S. Lazarus, City Administrator  
(See attached ordinance)