



Legislation Text

File #: 23-1857, **Version:** 1

Resolution to Approve 900 Briarwood Circle Site Plan and Development Agreement at 900 Briarwood Circle (CPC Recommendation: Approval - 6 Yeas and 0 Nays).

Attached is a resolution to approve 900 Briarwood Circle Site Plan and Development Agreement. Approval of this resolution will allow for the construction of 354 dwelling units and approximately 158,000 square feet of retail uses on a 12.1 acre site.

Petition Summary:

The Site Plan proposes to raze the former Sears store (166,277 square feet) and construct a grocery (57,649 square feet: two levels) and a sporting goods store (100,000 square feet; two levels and an adjacent playing field). The retail development footprint will be similar to the existing Sears store. The retail store will include an attached fenced in playing field.

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. The residential building will provide a mix of studio (73 units), one bedroom (173), two bedroom (96), and three bedroom (12) units.

A four-level parking garage will provide 301 parking spaces and will be surrounded by the residential units on all sides. Surface parking spaces will be redesigned on the site with landscaping added. An enclosed bicycle storage room for 36 bicycles will be provided on the first level of the parking garage.

Transportation improvements will reduce Briarwood Circle from five lanes to four lanes for the frontage of the project. A dedicated striped bike lane will be added to the surface of Briarwood Circle. The bike lane will be 5 feet wide with a 2 and half foot wide painted stripe separating the bike lane from motorized vehicle traffic.

Developer is currently working with the AAATA to provide a new bus stop with shelter and a modified bus route through the new development. Details are still being finalized and the AAATA does support the concept. Several existing AAATA bus stops exist around the perimeter of the site.

The residential building is proposed to be fully electric, with only a gas connection to a back-up generator.

A proposed rezoning of 8.29 acres from P (Parking) to C2B(Commercial), is required for site plan approval.

City Council approved the C2B zoning at First Reading on November 6, 2023. Second Reading of the Zoning is scheduled for December 4th to coordinate with Site Plan action.

A development agreement has been prepared to address easements, non-motorized improvements, and electrification to Briarwood Circle.

The City Planning Commission, at its meeting of October 3, 2023, recommended approval of this request.

Attachments: October 3, 2023 Planning Staff Report
October 3, 2023 Planning Commission Minutes
September 8, 2023 Site Plan
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Administrator
Approved By: Milton Dohoney Jr., City Administrator

Whereas, Briarwood Outparcel, LLC and Hines Acquisitions, LLC have requested site plan approval in order to build 354 residential dwelling units and approximately 158,000 square feet of retail uses on a 12.1 acre site;

Whereas, The Ann Arbor City Planning Commission, on October 3, 2023, recommended approval of the petition which allows the construction of 354 new dwelling units and approximately 158,000 square feet of retail uses on the site;

Whereas, The development would comply with the established C2B zoning pursuant to the requirements of the Unified Development Code and with all applicable local, state, or federal laws, ordinances, standards, and regulations; and

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 the Unified Development Code;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated November 21, 2023;

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 900 Briarwood Circle Site Plan dated September 8, 2023, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.