



Legislation Details (With Text)

File #: 16-0604 **Version:** 1 **Name:** 5/16/16 - Liberty Flats Site Plan and Development Agreement
Type: Resolution/Public Hearing **Status:** Filed
File created: 5/16/2016 **In control:** City Council
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Title: Resolution to Approve the Liberty Flats Site Plan and Development Agreement, 2658 West Liberty Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. March 15-2016 Planning Staff Report, 2. Liberty Flats Development Agreement - Final.pdf, 3. City Council Postponement Request 5-13 Liberty Flats

Date	Ver.	Action By	Action	Result
5/16/2016	1	City Council		
5/16/2016	1	City Council	Held and Closed	
5/16/2016	1	City Council	Lay on the table	Pass

Resolution to Approve the Liberty Flats Site Plan and Development Agreement, 2658 West Liberty Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of 68 apartments in seven three-story buildings on a vacant 4.7-acre site.

Petition Summary:

- The Site Plan proposes 68 apartments in seven three-story buildings, along with a clubhouse and leasing office, outdoor pool and playground, and 136 parking spaces.
- A development agreement has been prepared to construction of public sidewalk across this site's frontage and extending east to connect with the existing public sidewalk, as well as sanitary sewer mitigation and utility easements.
- The petitioner addressed issues raised by Planning Commission to soften the appearance of the development upon entering the driveway by adding perennial beds and shrubs at the building entrances to break up the facades, and revising the entrances to be more attractive and symmetrical by centering the doorways and adding windows above. The petitioner investigated the possibility of a mid-block crossing of West Liberty Street but found it would be unsafe to encourage pedestrian crossings at that location.

The City Planning Commission, at its meeting of March 15, 2016 recommended approval of this request.

Attachments: March 15, 2016 Planning Staff Report
March 15, 2016 Planning Commission Minutes
April 19, 2016 Draft Development Agreement

Prepared By: Alexis DiLeo, City Planner

Reviewed By: Benjamin Carlisle, Interim Planning Manager
Derek Delacourt, Community Services Area Administrator

Whereas, The Liberty Street Development, LLC has requested site plan approval in order to develop a 68-unit multiple-family residential development,

Whereas, A development agreement has been prepared to address public sidewalk installation, sanitary sewer mitigation and utility easements,

Whereas, The Ann Arbor City Planning Commission, on March 15, 2016, 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 May 4, 2016;

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 Liberty Flats Site Plan dated April 21, 2016 upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.