



Legislation Details (With Text)

**File #:** 20-1041      **Version:** 1      **Name:** 8/6/20 -- Liberty Townhomes Site Plan and Development Agreement

**Type:** Resolution/Public Hearing      **Status:** Passed

**File created:** 8/6/2020      **In control:** City Council

**On agenda:** 8/6/2020      **Final action:** 8/6/2020

**Enactment date:** 8/6/2020      **Enactment #:** R-20-303

**Title:** Resolution to Approve Liberty Townhomes Site Plan and Development Agreement, 2658 W. Liberty St. (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. July 7, 2020 Planning Staff Report, 2. June 2, 2020 Planning Staff Report, 3. July 8, 2020 Draft Development Agreement (PDF), 4. 7-7-2020 CPC Approved Minutes w Links.pdf

Date	Ver.	Action By	Action	Result
8/6/2020	1	City Council	Held and Closed	
8/6/2020	1	City Council	Approved	Pass

Resolution to Approve Liberty Townhomes Site Plan and Development Agreement, 2658 W. Liberty St. (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of the Liberty Townhomes development, 52 townhomes in nine 3-story buildings on a 4.6-acre site zoned R4B (Multiple-Family Dwelling).

Petition Summary:

- The Site Plan proposes nine 3-story townhome buildings, providing 52 total units, each with a tandem garage underneath. Additional surface parking spaces are provided throughout the site. The development driveway includes a design treatment to direct vehicles to exit right onto W. Liberty but allow large wheel base vehicles (specifically fire trucks and ambulances) to exit left if needed. The driveway approach to South Maple Park, across the street from the proposed development, will be reconstructed as part of the project so that it is farther offset from the Liberty Townhomes driveway.
- A development agreement has been prepared to address reconstruction of the South Maple Park driveway, extending public sidewalk to prevent a gap on the north side of W. Liberty, and a parkland contribution.

The City Planning Commission, at its meeting of July 7, 2020, recommended approval of this request.

**Attachments:** June 2, 2020 Planning Staff Report  
July 7, 2020 Planning Staff Report  
July 7, 2020 Planning Commission Minutes

Development Agreement

Prepared By: Alexis DiLeo, City Planner

Reviewed By: Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Approved By: Tom Crawford, Interim City Administrator

Whereas, The MCP Liberty Devco, LLC, has requested site plan approval in order to develop nine 3-story townhouse buildings for 52 dwelling units with all required site improvements;

Whereas, A development agreement has been prepared to address reconstruction of the South Maple Park drive approach, extending public sidewalks to connect with the existing system, and a parkland contribution;

Whereas, The Ann Arbor City Planning Commission, on July 7, 2020, recommended approval of the petition;

Whereas, The development would comply with the R4B (Multiple-Family Dwelling) 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 55; 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 July 8, 2020;

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 Townhomes Site Plan dated June 15, 2020, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.