

2017-0023

Public Notice and request for a Tree Removal Permit - City File No. 16-029 - for the removal of as many as 102 trees for Saddlebrook Orchards Site Condominiums, a proposed 9-unit residential development on 5 acres, located north of Auburn Rd., between Crooks and Livernois, across from Wilmington Blvd., zoned R-4 One Family Residential with MR Mixed Residential Overlay, Parcel No. 15-28-300-029, Mike Magnoli, Gianna Investments, LLC, Applicant

Attachments: [Prelim. Staff Report 01-17-17.pdf](#)
[Aerial Map.pdf](#)
[Environmental Impact Statement Saddlebrook Orchards.pdf](#)
[Applicant Response to Review Comments.pdf](#)
[Review Comments.pdf](#)
[Site Plans.pdf](#)
[PHN TRP.pdf](#)

(Reference: Staff Report prepared by Sara Roediger, dated January 17, 2017 and Preliminary Site Plans placed on file and by reference became a part of the record thereof)

Present for the applicant was John Dell'Isola with PEA, Inc.

Ms. Roediger stated that a nine-unit condominium development is proposed. She noted that the site has been approved in the past, preliminarily in 2003, with final approval in 2007. As the approvals were done long ago, the applicant had to start over. As a result of the updated regulations, a lot or two was lost from the first submissions. The current proposal is for a nine-unit development, with a future stub road on the east and west to accommodate any future development that may occur on those properties. Lot averaging is being used, which is less dense than the zoning allows. Over 54 percent of the trees will be preserved on the site. The applicant is asking for a tree permit for up to 102 regulated trees; however, they are replacing all of the trees on site. No money will be required to be contributed to a tree fund, as they will be planting trees on site for those that will be taken down.

She noted that the submission has been through a couple of reviews through Staff, and Staff is confident that it meets Ordinance regulations with some minor conditions and recommends approval this evening.

Mr. Dell'Isola stated that the site has come before the Commission before, and the applicant is asking for less than what was approved last time. They are fortunate enough to be able to plan everything on the site which is what their developer client is interested in on all of his developments. He stated that the applicant is looking forward to proceeding.

Chairperson Brnabic stated that the Commission would consider the Tree Removal Permit first, and no public hearing was required for the permit.

Mr. Hooper stated that it was fairly straightforward. He noted that he was on the Commission many years ago when it was previously approved, and he stated that it appears that two lots were lost from the original submission. He commented that everything appears to be in order.

Motion by Hooper, seconded by Reece, in the matter of City File No. 16-029 (Saddlebrook Orchards Site Condominium), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on December 7, 2016, with the following findings and subject to the following condition.

Findings

- 1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.*
- 2. The applicant is proposing to replace 102 regulated trees with 102 replacement credits on-site, as required by the Tree Conservation Ordinance.*

Conditions

- 1. Tree protective fencing, as reviewed and approved by staff, shall be installed prior to issuance of the Land Improvement Permit.*

A motion was made by Hooper, seconded by Reece, that this matter be Granted. The motion carried by the following vote:

Aye 8 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

Excused 1 - Yukon

2017-0022 Public Hearing and request for Preliminary Site Condominium Plan Recommendation - City File 16-029 - Saddlebrook Orchards Site Condominiums, a proposed 9-unit residential development on 5 acres, located north of Auburn Rd., between Crooks and Livernois, across from Wilmington Blvd., zoned R-4 One Family Residential with MR Mixed Residential Overlay, Parcel 15-28-300-029, Mike Magnoli, Gianna Investments, LLC, Applicant

- Attachments:** Prelim. Staff Report 01-17-17.pdf
 Aerial Map.pdf
 Environmental Impact Statement_Saddlebrook Orchards.pdf
 Applicant Response to Review Comments.pdf
 Review Comments.pdf
 Proposed Home Color Rendering.pdf
 Site Plans.pdf
 PHN PSCP.pdf

(Reference: Staff Report prepared by Sara Roediger, dated January 17, 2017 and Preliminary Site Plans placed on file and by reference became a part of the record thereof)

Present for the applicant was John Dell'Isola with PEA, Inc.

Chairperson Brnabic stated that this item does require a public hearing and

therefore opened the public hearing at 7:15 p.m. She stated that there were no comment cards or members of the public that wished to speak and closed the public hearing.

Motion by Hooper, seconded by Reece, in the matter of City File No. 16-029 (Saddlebrook Orchards Site Condominium), the Planning Commission recommends that City Council approves the Preliminary One-Family Residential Detached Condominium plan based on plans dated received by the Planning Department on December 7, 2016, with the following findings and subject to the following conditions.

Findings.

- 1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.*
- 2. Adequate utilities are available to properly serve the proposed development.*
- 3. The preliminary plan represents a reasonable street layout.*
- 4. The Environmental Impact Statement indicates that the development will not have substantially harmful effects on the environment.*
- 5. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.*

Conditions

- 1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to issuance of a Land Improvement Permit.*
- 2. Provide landscape bond in the amount of \$161,231 plus inspection fees, prior to issuance of a Land Improvement Permit.*
- 3. Provide an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.*
- 4. Payment of \$1,800 into the tree fund for street trees prior to issuance of a Land Improvement Permit.*
- 5. Approval of all required permits and approvals from outside agencies.*
- 6. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.*
- 7. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.*

A motion was made by Hooper, seconded by Reece, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye 8 - Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

Excused 1 - Yukon