



Department of Planning and Economic Development

Staff Report to the Planning Commission

January 17, 2017

Saddlebrook Orchards Site Condominiums

REQUEST	Preliminary One-Family Residential Site Condominium Plan Approval Tree Removal Permit
APPLICANT	Gianna Investments, LLC 59227 Van Dyke Rd. Washington Twp., MI 48094
LOCATION	North side of Auburn Rd, between Crooks and Livernois
FILE NO.	16-029
PARCEL NOS.	15-28-300-029
ZONING	R-4 One Family Residential with MR Mixed Residential Overlay
STAFF	Sara Roediger, AICP, Manager of Planning

In this Report:

Summary.....	1
Development Layout.....	1
Review Considerations.....	2
Motion to Approve a Tree Removal Permit.....	2
Motion to Recommend Preliminary Condominium Plan Approval.....	3

Summary

The Saddlebrook Orchards one-family detached site condominium project is a proposed 9-unit development on almost 5 acres on the north side of Auburn Rd. between Crooks and Livernois. Access will be from Auburn to an internal private road, Basil Drive, which will be stubbed to the properties to the east and west to allow for future development. The site is zoned R-4 One-Family Residential with a MR Mixed Residential Overlay, and is surrounded by R-4 zoning except to the north, which is zoned REC-W Regional Employment Center - Workplace. The site is master planned mixed residential.

Development Layout

The development is using the lot size averaging option, with lot widths ranging from 86.51 to 104 feet and areas ranging from 8,689 to 12,480 square feet. The minimum lot width required in the R-4 district is 80 feet and the minimum area required is 9,600 square feet. The development proposes a density of 1.8 units per acre; much less than 3.4 units per acre permitted. Homes are proposed to be over 2,600 square feet in size, with an anticipated median price of \$325,000.

Review Considerations

1. **Tree Removal.** The Tree Conservation Ordinance applies to this development. The applicant proposes to preserve 54% of the regulated trees. The plans indicate that there are 102 replacement trees required, which are being replaced with on-site tree replacement as follows: 24 3 in. caliper trees (2 credits each), 16 2.5 in. caliper trees (1.5 credits each), and 30 8 ft. height evergreens (1 credit each) for a total of 102 replacement trees.
2. **Landscaping.** Applicable requirements, including the detention pond landscaping requirement have been reviewed.
 - a. Provision of an Irrigation Plan and its cost must be provided for and bonded.
 - b. Posting of landscaping bonds in the amount of \$161,231 plus inspection fees, prior to issuance of a land improvement permit.
 - c. Deposit \$1,800 with the City's Tree Fund to plant one street tree per lot.
3. **Architectural Design.** The applicant has provided sample colored renderings of the homes.
4. **Other Reviews.** The plans have received a conditional recommendation of approval from the city's engineering, fire and building departments subject to conditions identified in their applicable review letters which will not impact the site layout, and which may be handled prior to final site condo and construction plan approval. Please refer to the DPS/Engineering memo dated December 5, 2016, Building memo dated October 27, 2016 and Fire memo dated December 5, 2016.

Site Plan Summary

Section 122-367(b) requires that approval of a preliminary one-family detached site condominium plan be based upon compliance with the applicable sections and regulations of the Land Division article of the Code of Ordinances, availability and adequacy of utilities, an acceptable comprehensive development plan, a reasonable street and lot layout and orientation, and an environmental plan showing no substantially harmful effects. The plans are technically compliant and staff therefore recommends that the Planning Commission grant a recommendation of approval to City Council, subject to conditions.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, 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 tree 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.

Motion to Recommend Preliminary Condominium Plan Approval

MOTION by _____, seconded by _____, 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.

Reference: Preliminary site plan and accompanying documentation including Environmental Impact Statement dated received by the Department of Planning and Development on December 7, 2016

Attachments: Most recent review letters from applicable reviewing departments and agencies, public hearing notice.

i:\pla\development reviews\2016\16-029 Saddlebrook Orchards Restart\prelim. staff report 01-17-17.docx