

Berkshire Site Condominiums

REQUEST	Final Site Condo Plan Recommendation
APPLICANT	Francesco Bartolotta 2553 23 Mile Rd. Shelby Township, MI 48316
LOCATION	East side of John R, between Hamlin and Auburn Roads
FILE NO.	17-040
PARCEL NO.	15-25-351-045
ZONING	R-4 One Family Residential
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing to construct a 13-unit, single-family site condominium development on 4.3 acres located on the east side of John R, between Hamlin and Auburn Roads. The site is zoned R-4 and is surrounded by single-family zoning developed with homes. The lots will be accessed by an internal street off of John R with a gate for emergency vehicles at the east end of street. It was originally going to connect to Gravel Ridge, but at the request of the neighbors there, it was prohibited from through traffic. Also the applicant met with the neighbors about adding landscaping on their properties to block headlights and about the trees on the southern property line. The applicant can discuss those details further at the meeting. There will be internal sidewalks, and a sidewalk along John R will be added. A sidewalk along Gravel Ridge is also proposed.



The residents have asked for it to be removed, but it is the City's policy to have developers add sidewalks that can be connected in the future. Please see the Engineering memo dated March 4, 2019 with comments about the sidewalk on Gravel Ridge. The City Council asked the Planning Commission to reconsider the necessity of the sidewalk as part of their Preliminary Site Condo approval. The development, using the lot size averaging option, is in compliance with lot widths and lot areas. The development proposes a density of 3.02 units per acre; lower than the 3.4 units per acre permitted.

The applicant appeared before the Planning Commission on July 17, 2018 and received a recommendation of the Preliminary Site Condominium Plan and approval of a Tree Removal Permit. City Council subsequently approved the Preliminary Site Condominium Plan on September 24, 2018. Please see the minutes from the Planning Commission meeting for details.

Section 122-368 of the Code of Ordinances requires that approval of a final one-family detached site condominium plan shall include all the information required in the approved preliminary plan and shall also be based upon compliance with the applicable sections and regulations of the Land Division article of the Code of Ordinances, obtaining state and county agency approvals, including utilities, water supply, sewage disposal, drainage, wetlands and roads, and submission of a Master Deed and Bylaws. The applicant has submitted the proposed Master Deed and Bylaws, which have been reviewed and approved by the City Attorney. The Final Plans are technically compliant, and staff therefore recommends that the Planning Commission grant a recommendation of approval to City Council, subject to conditions. A motion for consideration is below.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No outstanding items	Approval
Engineering	Comments only regarding Gravel Ridge sidewalk	Approval
Fire	Minor comment	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	Outstanding items to be addressed on final plans	Approval
Assessing	No comment	Approval

Final Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 17-040 (Berkshire Site Condominiums), the Planning Commission recommends that City Council **grants Approval** of the **Final Site Condominium Plan**, based on plans dated received by the Planning Department on February 7, 2019, 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 final plan represents a reasonable and acceptable plan for developing the property.
4. The final plan is in conformance with the preliminary plan approved by City Council on September 24, 2018.

Conditions

1. Engineering approval of all permits and agreements prior to issuance of a land improvement permit.
2. Inspection and approval of tree protection and silt fencing by the City prior to issuance of a land improvement permit.
3. Post a landscape and irrigation bond in the amount of \$51,370.00 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.

4. Payment of \$2,818.00 into the tree fund for street trees prior to issuance of a land improvement permit.
5. Compliance with all outstanding staff review comments, prior to final approval by staff.

Reference: Plans dated received by the Planning Department February 7, 2019

Attachments: Assessing Department memo dated 2/13/19; Building Department memo dated 2/27/19; DPS/Engineering memo dated 3/4/19; Planning Department Memo dated 2/27/19; Fire Department memo dated 2/27/19; Parks & NR memo dated 2/22/19; J. Staran memo dated 2/6/19; PC Minutes 7/17/18

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