



Department of Planning and Economic Development

Staff Report to the Planning Commission September 16, 2016

Bloomer Woods Site Condominiums	
REQUEST	Final One-Family Residential Site Condominium Plan Approval
APPLICANT	Greg Windingland, Lombardo Homes 51237 Danview Technology Ct. Shelby Township, MI 48315
LOCATION	East side of John R, north of Avon
FILE NO.	15-006
PARCEL NOS.	15-13-301-058
ZONING	R-3 One Family Residential with an MR Mixed Residential Overlay
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

The Bloomer Woods one-family detached site condominium project is a proposed 30-unit development on 12.8 acres located on the east side of John R, north of Avon. Access will be from John R via a boulevard entrance with an internal loop road. There is approximately 1.39 acres of wetland area, and approximately 12,755 square feet (approximately .29 acre) will be impacted, and a Wetland Use Permit was approved by City Council on March 14, 2016. Approximately 2.74 acres of the site will be preserved as open space, primarily around the wetland areas. There is a detention pond planned in the northwest corner of the site next to the wetland area.

The Planning Commission recommended approval of the Preliminary Site Condo Plan at its February 16, 2016 meeting and City Council approved it on March 14, 2016. Since that time, the applicant has been working on construction plans and has submitted the Master Deed and By-laws, which have been reviewed and approved by the City Attorney.

Adjacent Land Uses and Zoning

The site is zoned R-3 One-Family Residential with a Mixed Residential Overlay. There is R-3 zoning with a MR Mixed Residential overlay to the north and south; R-3 zoning to the west; and a manufactured housing park, zoned RMH to the east. The site is master planned Mixed Residential.

Development Layout

The development is using the lot size averaging option, with lot widths ranging from 81 to 107.5 feet and areas ranging from 10,800 sq. ft. to 20,581 sq. ft. The minimum lot width required in the R-3 district is 90 feet and the minimum area required is 12,000 square feet. The development proposes a density of 2.3 units per acre; lower than 2.9 units per acre permitted. Homes prices are expected to range from \$350,000 to \$450,000.

Review Considerations

1. **Natural Feature Setback.** A permanent boulder and landscape wall was previously proposed in accordance with staff recommendation, where abutting proposed units (units 14 through 17) to prevent encroachment. The applicant received a Natural Features Setback Modification from the Planning Commission at preliminary review in February 2016.
2. **Tree Removal.** The Tree Conservation Ordinance applies to this development, since the land is unplatted. There are 455 regulated trees on-site, and the applicant is proposing to save 170, resulting in a preservation percentage of 37%. The applicant received a Tree Removal Permit from the Planning Commission at preliminary review in February 2016.
3. **Landscaping.** A landscape plan has been provided for review, and the proposed plan preserves the largest quantity of trees in one concentrated location by the wetland area and minimizes wetland impact. Applicable landscaping requirements include the right-of-way, detention pond and tree replacements. The proposed plan includes heavily landscaped buffers along John R and the detention basin, and the plans are in compliance with consideration of the following:
 - a. Posting of landscape/irrigation bond in the amount of \$60,604.42 plus inspection fees, prior to commencement of infrastructure construction as approved by Engineering.
 - b. Depositing \$6,000 with the City's Tree Fund to plant one street tree per lot.
4. **Architectural Design.** The applicant previously provided sample colored renderings and floor plans of the homes.
5. **Condominium Documents.** The applicant has submitted the proposed Master Deed and Bylaws, which have been reviewed and approved by the City Attorney.
6. **Other Reviews.** The plans have received a recommendation of approval from all City departments subject to engineering easements and building permits. Please refer to the attached reviews.

Site Plan Recommendation

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 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 follows.

Motion to Recommend Final Condominium Plan Approval

MOTION by _____, seconded by _____, in the matter of City File No. 15-006 (Bloomer Woods Site Condominiums), the Planning Commission recommends that City Council approves the Final One-Family Residential Detached Condominium plan based on plans dated received by the Planning Department on August 4, 2016, with the following findings and subject to the following conditions.

Findings

1. Upon compliance with the following conditions, the proposed final 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 applicants have worked diligently with the neighbors to provide acceptable screening from the development.
5. The final plan is in conformance with the preliminary plan approved by City Council on March 14, 2016.

Conditions

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to construction plan approval.
2. Provide landscape bond in the amount of \$60,604.42 plus inspection fees, prior to commencement of infrastructure construction as approved by Engineering.
3. Payment of \$6,000 into the tree fund for street trees prior to commencement of infrastructure construction as approved by Engineering.
4. Approval of all required permits and approvals from outside agencies, prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
5. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
6. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.

Reference: Plans dated received by the Department of Planning and Development on August 4, 2016 (Cover Sheet, Sheet 0; Site Plan, Sheet 1; Topography Survey, Sheet 2; Utility Plan, Sheet 3; Grading Plan, Sheet 4; Details, Sheet 5; R.O.W. Improvements, Sheet 6, prepared by Community Civil Engineering & Surveying; Tree Preservation Plan, Sheet 7; Landscape Plan, Sheet 8; Landscape Details, Sheet 9, prepared by Donald C. Westphal Associates, LLC; Irrigation Design, Sheet IR-1, prepared by Site One Services.

Attachments: Building Department memo dated 8/10/16; Planning Department memo dated 8/24/16; Fire Department memo dated 8/11/16; DPS/Engineering Department memo dated 8/16/16; and Parks & Forestry memo dated 8/26/16; ASTI Environmental letter dated 8/15/16.

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