



## Department of Planning and Economic Development

Staff Report to the Planning Commission

April 15, 2016

Devondale Site Condominiums	
<b>REQUEST</b>	Preliminary One-Family Residential Site Condominium Plan Approval
<b>APPLICANT</b>	Paul Esposito, 2595 Devondale, LLC 45489 Market St. Shelby Township, MI 48316
<b>LOCATION</b>	East side of Devondale, south of Austin Ave.
<b>FILE NO.</b>	15-017
<b>PARCEL NO.</b>	15-29-452-041
<b>ZONING</b>	R-4 One Family Residential
<b>STAFF</b>	Sara Roediger, AICP, Manager of Planning

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## Summary

The Devondale one-family detached site condominium project is a proposed 4-unit development on 1.96 acres located on the east side of Devondale, south of Austin Ave, north of Auburn. Each lot will have access to Devondale. The site is zoned R-4 One-Family Residential and is surrounded by R-4 zoning. The site is master planned Regional Employment Center.

## Development Layout

The minimum lot size in the R-4 district is 9,600 square feet, and the development proposes lot sizes nearly double that with the smallest unit being 18,000 square feet. Accordingly the proposed density of 2.04 units per acre is much less than the 6.6 units per acre permitted. Homes are proposed to be from 2,150 to 2,750 square feet in size, with prices expected to range from \$250,000 to \$350,000.

## Review Considerations

- Tree Removal.** The Tree Conservation Ordinance does not apply to this development, therefore tree replacements are not required. The applicant has indicated a willingness to preserve as many trees as possible.
- Landscaping.** A landscape plan was not required for this development as homeowners can landscape their homes as they wish and there is not entryway to be landscaped. The only requirement relating to landscaping is that a deposit of \$800 be made into the City's Tree Fund to plant one street tree per lot.

3. **Architectural Design.** Proposed building elevations have been submitted that meet the intent of the Architectural Design Standards. Individual homes will be reviewed separately during the Building permitting process.
4. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's Engineering Department and approvals from all other departments. Any minor conditions from Engineering will not affect the site layout and can be handled prior to final site condo and construction plan approval.

### **Site Plan Recommendation**

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 Recommend Preliminary Condominium Plan Approval**

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 15-017 (Devondale Site Condominiums), 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 February 25, 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 in the construction plan documents 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. Payment of \$800 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
3. Approval of all required permits and approvals from outside agencies.
4. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.
5. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.

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Reference: Plans dated received by the Department of Planning and Development on February 25, 2016 (Site Plan, Sheet 1, prepared by Anderson, Eckstein and Westrick, Inc; Floor Plan, Sheet A 1.0; Exterior Elevations, Sheet A.3.0; Main Level Floor Plan, Sheet A 1.0; Upper Level Floor Plan, Sheet A 1.1; Exterior Elevations, Sheet A 3.0, prepared by BmK Design + Planning, LLC).

Attachments: Assessing Department memo dated 10/15/15; Planning Department memo dated 3/10/16; DPS/Engineering Department memos dated 3/1/16 and 10/16/15; Parks & Forestry memo dated 10/13/15; Environmental Impact Statement dated 10/26/15; Public Hearing Notice.