



Department of Planning and Economic Development

Staff Report to the Planning Commission

October 14, 2016

Devondale Site Condominiums

REQUEST	Final One-Family Residential Site Condominium Plan Approval
APPLICANT	Paul Esposito, 2595 Devondale, LLC 45489 Market St. Shelby Township, MI 48316
LOCATION	East side of Devondale, south of Austin Ave. (north of Auburn)
FILE NO.	15-017
PARCEL NOS.	15-29-452-041
ZONING	R-4 One Family Residential
STAFF	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.

The Planning Commission recommended approval of the Preliminary Site Condo Plan at its April 19, 2016 meeting, and City Council approved it on May 2, 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.

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 four units, or 2.04 units per acre, is much less than the 3.4 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

1. **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 and will clean up fallen trees around the detention basin near the rear of the properties.
2. **Landscaping.** A landscape plan was not required for this development as homeowners can landscape their homes as they wish, and there is not an 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 122-368 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. 15-017 (Devondale 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 October 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 final plan is in conformance with the preliminary plan approved by City Council on May 2, 2016.

Conditions

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
2. Payment of \$800 into the tree fund for street trees prior to issuance of a Land Improvement Permit by Engineering.
3. Approval of all required permits and approvals from outside agencies, prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
4. 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.
5. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.

Reference: Plans dated received by the Department of Planning and Development on October 4, 2016 (Final 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: Planning Department memo dated 10/13/16; DPS/Engineering Department memo dated 10/12/16; Email dated 10/13/16 from J. Staran

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