



Department of Planning and Economic Development

Staff Report to the Planning Commission

October 12, 2018

Woodland Crossing

REQUEST	Final Site Condominium Plan Recommendation
APPLICANT	Andy Montalbano MJC Woodland Crossing, LLC 46600 Romeo Plank Macomb, MI 48044
LOCATION	Auburn Rd., east of John R
FILE NO.	17-035
PARCEL NOS.	15-25-352-017, -018
ZONING	R-4 One Family Residential
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing to construct a 15-unit, single-family site condominium development on five acres located on the north side of Auburn Rd., east of John R. The site is zoned R-4 and is surrounded by single-family zoning developed with homes, with the exception of the City's Fire Station to the east. The lots will be accessed by an internal street off of Auburn with a T turnaround at the north end. There will be internal sidewalks, and a sidewalk along Auburn will be improved. The development, using the lot size averaging option, is in compliance with lot widths and lot areas. The development proposes a density of 3.2 units per acre; lower than the 3.4 units per acre permitted.

The applicant appeared before the Planning Commission on February 20, 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 March 12, 2018. Please see the minutes from those meetings 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	Minor comment to be addressed at construction plan review	Approval
Fire	No outstanding items	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	Minor comments	Approval
Assessing	Minor comments	Approval

Motion to Recommend Final Condominium Plan Approval

MOTION by _____, seconded by _____, in the matter of City File No. 17-035 (Woodland Crossing 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 September 18, 2018, 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 March 12, 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 \$47,213 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Submit an irrigation plan with a note specifying that watering will only occur between the hours of 12am and 5am prior to issuance of a land improvement permit.

5. Payment of \$3,000 into the tree fund for street trees prior to issuance of a land improvement permit.
6. Compliance with the Building Department memo dated October 2, 2018 and Engineering Department memo dated September 27, 2018.

Reference: Plans dated received by the Planning Department September 18, 2018, coordinated by MJC

Attachments: Assessing Department memo dated **8/22/17**; Building Department memo dated 10/2/18; DPS/Engineering memo dated 9/27/18; Planning Department Memo dated 10/5/18; Fire Department memo dated **5/24/18**; Forestry memo dated 9/19/18

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