

Christenbury Site Condominiums

REQUEST	Final Site Condo Plan Recommendation
APPLICANT	Vito Terracciano 19910 Westchester Dr. Clinton Township, MI 48308
LOCATION	On Christenbury Ct., south of Washington, west of Dequindre
FILE NO.	19-014
PARCEL NOS.	15-01-278-005 and -007
ZONING	RE Residential Estate
STAFF	Kristen Kapelanski, AICP, Planning Manager

Summary

The applicant is proposing to construct a 2-unit, single-family site condominium development on 2.4 acres located on the south side of Christenbury Ct., west of Dequindre. The site is zoned RE and is surrounded by single-family zoning developed with homes. RE requires a one-acre minimum lot size, and the proposed lots will each be larger than an acre. The lots will be accessed from Christenbury. A sidewalk was added on Dequindre along the development previously.



The applicant appeared before the Planning Commission on July 31, 2019 and received a recommendation of the Preliminary Site Condominium Plan and approval of a Tree Removal Permit. At that meeting, it was requested that City Attorney Staran review the private road agreement to ensure that another home could be built. A copy of that agreement and Mr. Staran's email were provided for the August 12, 2019 Council meeting and are included. City Council subsequently approved the Preliminary Site Condominium Plan on August 12, 2019. 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 comments	Approval
Engineering	Outstanding legal comments to be addressed prior to staff stamping plans approved	No additional review needed at this time

Final Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 19-014 (Christenbury 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 August 13, 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 August 12, 2019.

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 an amount to be determined, plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Compliance with all outstanding staff review comments, if any, prior to final approval by staff.

Reference: Plans dated received by the Planning Department August 13, 2019

Attachments: Planning memo dated 8/15/19; Private Road Agreement; J. Staran memo dated 8/2/19; PC Minutes dated 7/31/18

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