



Department of Planning and Economic Development

Staff Report to the Planning Commission

July 12, 2019

Cumberland Village Site Condominiums

REQUEST	Final One-Family Residential Site Condo Plan Recommendation
APPLICANT	Cosimo Lombardo Lombardo Homes 13001 23 Mile Rd. Shelby Twp., MI 48315
LOCATION	Southeast Corner of Hamlin and Livernois
FILE NO.	17-019
PARCEL NOS.	15-27-101-006, -007, -008, -009, 010, -011, -039, -040, -041
ZONING	R-3 One Family Residential with a MR Mixed Residential Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

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Summary

This matter was postponed at the June 5, 2019 meeting so the applicant could address the north access. The northern-most access was proposed to be gated but several questions arose, including whether a single full access was sufficient for 57 homes and whether the northern access could be converted from emergency only to right in/right out only. The applicant has presented two options for the northern access: a right-in/right-out only and a revised gated emergency access. The second option has been designed to be as unobtrusive as possible but maintains the access as gated. The applicant and the City’s Engineering staff have provided responses, which are included. The rest of the staff report is basically the same as provided at the June 5 meeting.

The applicant proposes a 57-unit, one-family detached site condominium project on 23 acres (nine parcels) located on the east side of Livernois, south of Hamlin. There will be many home plans from which to choose, from ranches to colonials, ranging from 2,200 to 3,800 s.f. and starting at \$380,000.00. Access to the site will be from a boulevarded entrance on Livernois to several internal streets. Sidewalks are planned for both sides of the internal streets, and there will be a pathway along the frontage to Livernois. A detention pond is proposed at the north end of the property where the water drains. The site is zoned R-3, One-Family Residential with a Mixed Residential Overlay, and is surrounded by R-3 zoning. Lot size averaging is being used, and all lots are in compliance. The site is master planned residential.



The applicant appeared before the Planning Commission on May 15, 2018 and received a recommendation of the Preliminary Site Condominium Plan. City Council subsequently approved the Preliminary Plan on June 4,

2018. Please see the Planning Commission Minutes for details. Conditions attached to the Preliminary Site Condominium approval are discussed in the Planning review letter dated May 10, 2019.

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	Comments to be handled at construction plan review	Approval
Fire	Minor comment	Approval
Building	Comments to be addressed at building plan review	Approval
Parks	Minor comments to be addressed by final approval	Approval

Final Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 17-019 (Cumberland Village 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 **April 22, 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 June 4, 2018.

Conditions

1. The northern access shall be gated for emergency purposes only as depicted in the provided sheet titled 'Emergency Exit Details./The northern access shall be right-in/right-out only as depicted in the provided sheet titled 'ROW Improvements'.
2. Engineering approval of all permits and agreements prior to issuance of a land improvement permit.
3. Inspection and approval of tree protection and silt fencing by the City prior to issuance of a land

improvement permit.

4. Post a landscape and irrigation bond in the amount of \$72,234.00 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
5. Payment of \$12,355.00 into the tree fund for street trees prior to issuance of a land improvement permit.
6. Compliance with all outstanding staff review comments, prior to final approval by staff.

Reference: Plans dated received by the Planning Department April 22 and June 28, 2019

Attachments: Building Department memo dated 5/8/19; DPS/Engineering memo dated 7/12/19; Planning Department Memo dated 7/9/19; Fire Department memo dated 7/8/19; Parks & NR memo dated 4/26/19; J. Staran email dated 5/7/19; Response letters

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