

Saddlebrook Orchards Site Condominiums

REQUEST	Tree Removal Permit Preliminary and Final Site Condo Plan Recommendation
APPLICANT	Michael Magnoli Gianna Investments, LLC 59227 Van Dyke Rd. Washington Twp., MI 48094-2205
LOCATION	North side of Auburn, between Crooks and Livernois
FILE NO.	16-029
PARCEL NO.	15-28-300-029
ZONING	R-4 One Family Residential with an MR Mixed Residential Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing a ten-unit site condo development on five acres. This project was before the City for approval several times, with different owners. The last time was in January 2017 in front of the Planning Commission for recommendation of approval of the Preliminary Plan with nine units. It was approved by City Council also in January 2017, but the Final Plan was never submitted. The applicant is back proposing ten units, but the layout is otherwise the same. Since the Preliminary Approval expired, it is being presented for both Preliminary and Final Approval. Lot size averaging is being used, and all lots are in compliance. The site falls under the Tree Conservation Ordinance, and the applicant is proposing to preserve 45% of the trees. The discrepancy noted in the Planning memo regarding the trees has been addressed. A detention pond is proposed for the southeast corner of the site with appropriate landscaping. A sidewalk connection will be provided along Auburn, and internal sidewalks are proposed. An updated EIS has been submitted, and all Staff have recommended approval. According to the applicant's response letter, many outstanding items from the last review have been addressed with this submittal and will be confirmed after the meetings. If the Planning Commission agrees with the findings for the proposed development, below are motions for consideration.



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No outstanding items	Approval
Engineering	Outstanding comments addressed; to be confirmed after PC/CC approvals.	Approval
Fire	No outstanding items	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	Minor comments to be addressed at final approval	Approval
Assessing	No comment	Approval

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 16-029 (Saddlebrook Orchards Site Condominiums), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on January 24, 2019, with the following findings and subject to the following conditions.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to remove 104 regulated trees and replace with 104 tree credits on site.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund at \$216.75 per tree.

Motion for Preliminary and Final Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 16-029 (Saddlebrook Orchards Site Condominiums), the Planning Commission **recommends approval of the Preliminary and Final Site Condominium Plan**, based on plans dated received by the Planning Department on January 24, 2019, with the following findings and subject to the following conditions.

Findings

1. The site condo plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Auburn Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Sidewalks have been incorporated to promote safety and convenience of pedestrian traffic.

3. Adequate utilities are available to the site.
4. The preliminary and final plan represents a reasonable street and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape performance bond for replacement trees and landscaping in the amount of \$102,644, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.
3. Submittal of By-Laws, Master Deed and Exhibit B's for the condominium association prior to issuance of a Land Improvement Permit by Engineering.
4. Payment into the City's Tree Fund for 10 street trees at \$216.75 for a total of \$2,167.50, prior to issuance of a Land Improvement Permit.

Reference: Plans dated received by the Planning Department January 24, 2019

Attachments: Assessing Department memo dated 12/12/18; Building Department memo dated 12/13/18; DPS/Engineering memo dated 12/21/18; Planning Department Memo dated 1/2/19; Fire Department memo dated 12/21/18; Parks memo dated 12/13/18; EIS dated received 1/24/19; WRC Letter; PC Minutes 1-17-17; PHN

i:\pla\development reviews\2016\16-029 saddlebrook orchards restart\prelim-final site condo 12-10-18\staff report 2-19-19.docx