

Christenbury Site Condominiums

REQUESTS	Tree Removal Permit Preliminary Site Condo Plan Recommendation
APPLICANT	Vito Terracciano 19910 Westchester Dr. Clinton Township, MI 48308
LOCATION	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, Manager of Planning

Summary

The applicant is proposing to construct a 2-unit, single-family site condominium development on 2.4 acres located south of Washington, west of Dequindre. The site is zoned R-E and is surrounded by single-family zoning developed with homes, with the exception of the south, which is vacant property owned by Consumers Energy. The lots will be accessed off of the existing Christenbury Ct. The applicant is acquiring a portion of each neighbors' property to the east and west to create another homesite in between -005 and -007. The resulting parcels will have Unit one at 1.23 acres and Unit two at 1.18 acres. He has talked with other neighbors on the street about the proposed plan and can discuss those details further at the meeting.



The applicant is requesting a Tree Removal Permit for the removal and replacement of as many as 22 trees on site, as well as recommendation of the preliminary site condo plan. Staff have all recommended approval of the preliminary plan as shown in the attached memos. If the Planning Commission agrees, below is a motion for approval.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comment to add note to plan	Approval
Engineering	Comments to be handled at construction plan review	Approval
Fire	No comment	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	No outstanding comments	Approval
Assessing	No comment	Approval

Motion for Preliminary Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 19-014 Christenbury Site Condos, the Planning Commission **recommends approval of the Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department on June 20, 2019, with the following findings and subject to the following conditions.

Findings

1. The site 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 Christenbury Ct., thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The preliminary 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 in an amount to be determined, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.
3. Payment of \$216.75 into the City's Tree Fund for one street tree, prior to the issuance of a Land Improvement Permit by Engineering.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 19-014 Christenbury Site Condos, the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on June 20, 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 22 regulated trees and replace 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 a rate of \$216.75 per tree.

Reference: Plans dated received by the Planning Department June 20, 2019

Attachments: Assessing Department memo dated 6/24/19; Building Department memo dated 4/23/19; DPS/Engineering memo dated 7/10/19; Planning Department Memo dated 7/9/19; Fire Department memo dated 4/25/19; Parks & NR memo dated 7/3/19; EIS; PHN, TRP Notices

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