



Department of Planning and Economic Development

Staff Report to the Planning Commission

August 14, 2015

Nottingham Woods Site Condominiums

REQUEST	Preliminary One-Family Residential Site Condominium Plan Approval
APPLICANT	Michael DiNello Vanguard Equity Management, LLC 101 S. Main St., Suite 200 Rochester, MI 48307
LOCATION	North side of Hamlin, East of Livernois, West of Crestline
FILE NO.	15-004
PARCEL NOS.	15-22-376-004 and -005
ZONING	R-3 One Family Residential with MR Mixed Residential Overlay
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

The Nottingham Woods one-family detached site condominium project is a proposed 17-unit development on 8.7 acres located on the north side of Hamlin, east of Livernois (west of Crestline). Access will be from Hamlin to an internal private road, Nottingham Drive, which will be stubbed to the property to the west to allow for future development. The site is zoned R-3 One-Family Residential with a MR Mixed Residential Overlay, and is surrounded by R-3 zoning except to the north, which is zoned R-4. The site is master planned mixed residential.

Development Layout

The development is using the lot size averaging option, with lot widths ranging from 81 to 105 feet and areas ranging from 12,076 to 20,745 square feet. The minimum lot width required in the R-3 district is 90 feet and the minimum area required is 12,000 square feet. The development proposes a density of 1.9 units per acre; much less than 2.9 units per acre permitted. Homes are proposed to be up to 3,600 square feet in size, with prices expected to range from the high \$400s to \$500,000.

Review Considerations

1. **Tree Removal.** The Tree Conservation Ordinance does not apply to this development. The applicant proposes to preserve 9% of the regulated trees. A tree protection easement will be provided in the condo documents to allow the trees along the east side of the development to remain intact. In the response letter from the applicant dated July 30, 2015, it states that during the final design of the site grading, their engineers “will extend every effort to limit the impacts and extent of grading in order to potentially save more trees than indicated.”
2. **Landscaping/Tree Replacement.** Applicable requirements, including the detention pond landscaping requirement have been reviewed.
 - a. Provision of an Irrigation Plan and its cost must be provided for and bonded.
 - b. Posting of landscaping bonds in the amount of \$68,629.00 plus inspection fees, prior to issuance of a land improvement permit.
 - c. Deposit \$3,400 with the City’s Tree Fund to plant one street tree per lot.
 - d. The Pond Cypress are deciduous trees and must be replaced with evergreen trees, and eight evergreen trees must also be provided around the detention basins.
3. **Architectural Design.** The applicant has provided sample colored renderings of the homes.
4. **Other Reviews.** The plans have received a conditional recommendation of approval from the city’s engineering, fire and building departments subject to conditions identified in their applicable review letters which will not impact the site layout, and which may be handled prior to final site condo and construction plan approval. Please refer to the DPS/Engineering memo dated July 24, 2015, Building memo dated July 21, 2015 and Fire memo dated July 16, 2015. As noted in the applicant’s response letter dated July 30, 2015, the items from Engineering’s memo of July 24, 2015 will be addressed on revised plans.

Site Plan Recommendation

Section 122-367(b) requires that approval of a preliminary one-family detached site condominium plan be based upon compliance with the applicable sections and regulations of the Land Division article of the Code of Ordinances, availability and adequacy of utilities, an acceptable comprehensive development plan, a reasonable street and lot layout and orientation, and an environmental plan showing no substantially harmful effects. The plans are technically compliant and staff therefore recommends that the Planning Commission grant a recommendation of approval to City Council, subject to conditions.

Motion to Recommend Preliminary Condominium Plan Approval

MOTION by _____, seconded by _____, in the matter of City File No. 15-004 (Nottingham Woods Site Condominiums), the Planning Commission recommends that City Council approves the Preliminary One-Family Residential Detached Condominium plan based on plans dated received by the Planning Department on **July 9, 2014**, 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 preliminary plan represents a reasonable street layout.

4. The Environmental Impact Statement indicates that the development will not have substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.

Conditions

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide landscape bond in the amount of \$68,629.00 plus inspection fees, prior to issuance of a Land Improvement Permit.
3. Provide an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.
4. Payment of \$3,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
5. Approval of all required permits and approvals from outside agencies.
6. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.
7. Compliance with Building Department memo dated July 21, 2015, prior to Building Permit Approval.
8. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.

Reference: Plans dated received by the Department of Planning and Development on **July 9, 2014** (Cover Sheet, Sheet 01; Existing Conditions, Sheet 02; Site Plan, Sheet 03; Utility Calculations, Sheet 04; Tree Preservation Plan, Sheet 05; Tree Table 1 of 2, Sheet 06; Tree Table 2 of 2, Sheet 07; Landscape Plan, Sheet LA-01; Landscape Details, Sheet LA-02, prepared by Giffels Webster.

Attachments: Response to Review Comments received 7/9/14; Assessing Department memo dated 4/7/15; Building Department memo dated 7/21/15; Planning Department memo dated 7/24/15; Street Committee memo dated 7/13/15; Fire Department memo dated 7/16/15; DPS/Engineering Department memos dated 7/24/15 and 4/25/15; Parks & Forestry memo dated 7/21/15; Environmental Impact Statement dated received 4/2/15; Public Hearing Notice.

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