



**Department of Planning and Economic Development**

Staff Report to the Planning Commission

July 13, 2018

**Berkshire Site Condominiums**

<b>REQUEST</b>	Tree Removal Permit Preliminary Site Condominium Plan Recommendation
<b>APPLICANT</b>	Francesco Bartolotta 2553 23 Mile Rd. Shelby Township, MI 48316
<b>LOCATION</b>	East side of John R, south of Hamlin Rd.
<b>FILE NO.</b>	17-040
<b>PARCEL NO.</b>	15-25-351-045
<b>ZONING</b>	R-4 One Family Residential
<b>STAFF</b>	Kristen Kapelanski, AICP, Manager of Planning

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**Summary**

The applicant is proposing to construct a 13-unit, single-family site condominium development on 4.3 acres located on the east side of John R south of Hamlin. The lots will be accessed from an internal street that connects John R to Gravel Ridge. There will be a new eight-foot pathway along John R and a five-foot concrete walk planned along Gravel Ridge. There will be an enhanced berm on the north property line to buffer the future residents from the parking lot of the church/school. A detention pond is proposed at the southeast corner of the site which will drain to the Ireland Drain in Gravel Ridge. According to the applicant’s EIS, home prices will begin at \$450,000.00

**Adjacent Land Uses and Zoning**

The site is zoned R-4 One Family Residential which permits the intended use. The site is surrounded by R-4 residential zoning developed with homes and St. Mary’s church and school to the north. The site is Master Planned Residential 3.

**Development Layout**

The development, using the lot size averaging option, is in compliance with lot widths ranging from 75.7 to 94.2 feet and lot areas ranging from 9,038 sq. ft. to 11,361 sq. ft. Using lot size averaging, the minimum lot width

required in the R-4 district is 80 feet and not less than 72 feet, and the minimum area required is 9,600 sq. ft. and not less than 8,640 sq. ft. The development proposes a density of 3.02 units per acre; lower than the 3.4 units per acre permitted.

Storm water will be collected in a detention basin at the southeast corner of the development and routed to an enclosed storm drain system. A Soil Erosion Permit will be required for related earth disruption. The storm water detention basin has been approved by the Engineering Department.

## Review Considerations

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1. **Site Layout.** The proposed development is in compliance with all setback, area and building requirements of the R-4 district for lot averaging.
2. **Tree Removal.** The Tree Conservation Ordinance applies to this development. There are 81 regulated trees on site, and 40 are proposed to be removed and replaced onsite, saving approximately 49% of the trees. A Tree Removal Permit is required, and a motion is included below.
3. **Lighting.** A lighting plan is not anticipated.
4. **Natural Features.** The site does not contain any impacts to natural features setbacks or wetland areas in the subject development area.
5. **Landscaping.** All landscaping requirements of Section 138-12.100-308 are in compliance. Please refer to 5. Landscaping in the Planning memo dated June 27, 2018 for what is required and proposed. A performance bond for landscaping, along with an irrigation plan, will be required prior to issuance of a Land Improvement Permit by Engineering.
6. **Architecture.** The proposed buildings are generally designed in accordance with the City's Architectural Design Standards. Proposed materials and colored elevations are included. Please refer to the attached colored renderings.
7. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's building department, and those comments can be handled during building plan review and approval. Please refer to the attached reviews.

## Site Plan Summary

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 if the Planning Commission agrees that the development will be harmonious with the surrounding area, motions for consideration are provided below for Berkshire Site Condominiums, City File No. 17-040.

## Motion to Approve a Tree Removal Permit

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 17-040 (Berkshire Site Condominiums), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on June 15, 2018, 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 40 regulated trees and replace with 40 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 Site Condominium Plan Recommendation

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 17-040 (Berkshire Site Condominiums, the Planning Commission **recommends approval of the Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department on June 15, 2018, 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 John R and Gravel Ridge, 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 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 \$51,370, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.
3. Provide an irrigation plan plus cost estimate with Final Plan submittal.
4. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.

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Reference: Plans dated received by the Planning Department June 15, 2018, prepared by Urban Land Consultant and Frank Salamone.

Attachments: Assessing Department memo dated 12/15/17; Building Department memo dated 10/16/17; DPS/Engineering memos dated 6/21/18 and 10/24/17; Planning Department Memo dated 6/27/18; Fire Department memo dated 6/26/18; Parks & NR memo dated 6/18/18; WRC letter dated 10/23/17; EIS; Tree Removal Notice; PSCP Notice.