



Department of Planning and Economic Development

Staff Report to the Planning Commission

August 14, 2015

Commons South One Family Site Condominium

REQUEST	Preliminary and Final Site Condominium Plan Recommendation
APPLICANT	Vaqara Siddiqui 3530 Forest Hill Bloomfield Hills, MI 48302
LOCATION	North side of Shortridge, East of Livernois
FILE NO.	05-011.2
PARCEL NOS.	15-34-301-015, -016, -017
ZONING	R-4 One-Family Residential
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

The Commons South one-family detached site condominium project is a proposed 12-unit development on approximately four acres located on the north side of Shortridge, east of Livernois. Access to the site will be from Donaldson Rd., which runs through the development from Shortridge to Hazelton Ave. The site is zoned R-4 One-Family Residential, and is surrounded by the same zoning and developed with homes. The Shortridge Estates residential development is immediately to the east, and Hickory Ridge Site Condos are to the north. The site is master planned for Residential 3 zoning.

The project was first submitted to and approved for Final Site Condo Plan Recommendation by the Planning Commission on March 18, 2008 and approved by City Council on April 7, 2008. For various reasons, mainly the recent economic downturn, the project was never built. The project is now being brought back by a different owner for Preliminary and Final Site Condominium review and recommendation. The plan is essentially the same and meets all current Ordinances. For those who were not on the Commission at the time, at a Commissioner's request, a park area was added to the northeast corner of the site with benches and a paved walkway. Please refer to the attached Planning Commission minutes for details of those meetings.

Development Layout

The development is using the lot size averaging option, with lot widths ranging from 72.9 to 114.6 feet and areas ranging from 9,774 to 13,536 square feet. The minimum lot width required in the R-4 district is 80 feet and the minimum area required is 9,600 square feet. The development proposes a density of 2.4 units per acre; much less than 3.4 units per acre permitted. Homes are proposed to be approximately 2,200 to 2,800 square feet ranging in price from \$360-460,000.

Storm water will be collected in a detention basin at the southeast corner of the development and routed to an enclosed storm drain system. The project will involve the Crake and Robert Hubert Drains, which will require a permit for work in the underground system and a Soil Erosion Permit for related earth disruption. The stormwater detention basin has been approved by the Engineering Department with one comment and one comment regarding the curb and gutter detail for the Shortridge right-of-way that can be addressed during construction plan review. A five-foot wide concrete sidewalk is proposed in front of the development along Shortridge and on the internal street.

Review Considerations

1. **Tree Removal.** The Tree Conservation Ordinance does not apply to the site; however, the applicant proposes to save approximately 35% of the trees.
2. **Landscaping.** Applicable requirements, including the detention pond landscaping requirement and tree replacement have been reviewed.
 - a. The landscape plans must include an irrigation plan and cost estimates for irrigation.
 - b. Posting of landscaping bonds of \$6,100 plus inspection fees and a deposit of \$2,400 with the City's Tree Fund to plant one street tree per lot is required prior to issuance of a land improvement permit.
 - c. There are several comments from Parks and Forestry (memo dated July 28, 2015) which can be addressed prior to final staff approval and do not affect the lot layouts.
3. **Wetland Use Permit/Natural Features Setback.** There are no regulated (or otherwise) wetlands on the site and no natural features setback requirements. There are no steep slopes on the site.
4. **Condominium Documents.** Staff and city attorney are working with the applicant on the submittal of the proposed Master Deed and Bylaws for review and approval.
5. **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. Please refer to the DPS/Engineering memo dated July 29, 2015, Building memo dated July 28, 2015 and Fire memo dated July 31, 2015.

Site Plan Recommendation

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. Master Deed and Bylaw documents were submitted by the original owner and just need the owner information to be updated. Since the plan previously received Preliminary and Final approval, the proposal is now for both Preliminary and Final Site Condo Recommendation. The plans are technically compliant, and staff therefore recommends that the Planning Commission grant a recommendation of approval to City Council, subject to conditions. Below are motions for consideration.

Motion to Recommend Preliminary and Final Condominium Plan Approval

MOTION by _____, seconded by _____, in the matter of City File No. 05-011.2 (South Commons Site Condominium), the Planning Commission **recommends that City Council approves the Preliminary and Final One-Family Residential Detached Site Condominium Plan** based on plans dated received by the Planning Department on July 22, 2015, 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 and final plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the Preliminary and Final Condominium Plan without altering the layout of the development.

Conditions

1. Inspection and approval of tree protection and silt fencing by the city prior to issuance of a Land Improvement Permit.
2. Submit a landscape bond in the amount of \$6,100, plus inspection fees for landscaping and replacement trees as shown on the landscape plans, prior to issuance of a Land Improvement Permit.
3. Payment of \$2,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
4. Submit an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.
5. Approval of all required permits and approvals from outside agencies, prior to obtaining a Land Improvement Permit.
6. Compliance with all applicable comments from the staff memos (Planning, Engineering, Fire and Parks and Forestry), prior to final approval by staff.
7. Obtain a soil erosion permit from the Oakland County Water Resources Commission, prior to obtaining a Land Improvement Permit.
8. Label Cover Sheet as “Preliminary and Final Site Condominium Plan,” prior to final approval by staff.
9. Approval of the proposed Master Deed and Bylaws by city staff and attorney.

Reference: Plans dated received by the Department of Planning and Development on July 22, 2015: Cover Sheet, Sheet 1; Boundary and Topographic Survey, Sheet 2; Tree Survey, Sheet 3; Overall Utility Plan, Sheet 4; Grading and Soil Erosion Plan, Sheet 5; Paving Plan, Sheet 6; Detention Pond Detail, Sheet 7; Profiles, Notes and Details, Sheet 8; Shortridge Drive Entrance Detail, Sheet 9, prepared by Urban Land Consultants; Landscape Plan, Sheet LS-1, prepared by Felino A. Pascual and Associates.

Attachments: Assessing Department memo dated 9/29/14; Building Department memo dated received 7/28/15 dated 9/26/14; Fire Department memo dated 7/31/15; DPS/Engineering Department memo dated 7/29/15; Parks & Forestry memo dated 7/28/15; Planning Department memo dated 8/6/15; Water Resources Commissioner letter dated 3/12/15; Environmental Impact Statement dated 9/19/14; PC Minutes dated 1/10/06 and 3/18/08; Public Hearing Notice.