



Department of Planning and Economic Development

Staff Report to the Planning Commission December 15, 2017

Commons South Site Condominiums	
REQUEST	Final One-Family Residential Site Condominium Plan Approval
APPLICANT	Vaqar Siddiqui 3530 Forest Hill Bloomfield Hills, MI 48302
LOCATION	North side of Shortridge, east of Livernois
FILE NO.	05-011.2
PARCEL NOS.	15-34-301-016 and -017
ZONING	R-4 One Family Residential
STAFF	Kristen Kapelanski, 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 four acres located on the north side of Shortridge, east of Livernois. The homes front onto an internal street, Donaldson, which runs through the development from south of Shortridge north towards Hazelton. Although the site is not governed by the City’s Tree Conservation Ordinance, the applicant proposes to save over 35% of the trees.

The Planning Commission recommended approval of the Preliminary Site Condo Plan at its August 18, 2015 meeting and City Council approved it on December 14, 2015. Since that time, the applicant has been working on construction plans and has submitted the Master Deed and By-laws, which have been reviewed and approved by the City Attorney. The Planning Commission added conditions at Preliminary, which have been addressed as outlined in the Planning memo dated November 6, 2017, including meeting with the neighbors to the north about additional screening. The Minutes from the Planning Commission meeting are included.

Adjacent Land Uses and Zoning

The site is zoned R-4 One-Family Residential and is surrounded by R-4 zoning developed with homes. The site is master planned Residential 3.

Development Layout

The development is using the lot size averaging option, with lot widths ranging from 72 to 115.7 feet and areas ranging from 8,646 sq. ft. to 12,595 sq. ft. The minimum lot width required in the R-4 district is 80 feet and the minimum area required is 9,600 sq. ft. The development proposes a density of 2.4 units per acre; lower than 3.4 units per acre permitted. Homes prices are expected to range from \$360,000 to \$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. A five-foot wide concrete sidewalk is proposed in front of the development along Shortridge and on the internal street.

Review Considerations

1. **Natural Features.** There are no wetlands, steep slopes or natural features areas to be protected.
2. **Tree Removal.** The Tree Conservation Ordinance does not apply to this development, since the land was platted prior to the Ordinance. The applicant proposes to save over 35% of the trees.
3. **Landscaping.** A landscape plan has been provided for the stormwater detention area, which is in compliance. No entryway landscaping is shown and will need administrative approval if proposed. If a sign is proposed for the entranceway, it will require approval from the Building Dept. The proposed plans are in compliance with consideration of the following:
 - a. Posting of landscape/irrigation bond in the amount of \$12,500 plus inspection fees, prior to commencement of infrastructure construction as approved by Engineering.
 - b. Depositing \$2,400 with the City's Tree Fund to plant one street tree per lot.
4. **Architectural Design.** The applicant will include colored renderings of the building materials the night of the meeting.
5. **Condominium Documents.** The applicant has submitted the proposed Master Deed and Bylaws, which have been reviewed and approved by the City Attorney.
6. **Other Reviews.** The plans have received a recommendation of approval from all City departments subject to engineering easements and building permits. Please refer to the attached reviews.

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, roads and submission of a Master Deed and Bylaws. The plans are technically compliant, and staff therefore recommends that the Planning Commission grant a recommendation of approval to City Council, subject to conditions. A motion for consideration follows.

Motion to Recommend Final Condominium Plan Approval

MOTION by _____, seconded by _____, in the matter of City File No. 15-011.2 (Common South Site Condominiums), the Planning Commission **recommends that City Council approves the Final One-Family Residential Detached Condominium plan** based on plans dated received by the Planning Department on October 13, 2017, with the following findings and subject to the following conditions.

Findings

1. Upon compliance with the following conditions, the proposed Final 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 Final Plan represents a reasonable and acceptable plan for developing the property.
4. The applicants have worked diligently with the neighbors to provide acceptable screening from the

development.

5. The final plan is in conformance with the preliminary plan approved by City Council on December 14, 2015.

Conditions

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to construction plan approval.
2. Provide landscape bond in the amount of \$12,500, plus inspection fees, prior to issuance of a Land Improvement Permit by Engineering. The maintenance bond will be held for 4 years instead of 2 because irrigation is not proposed, and a note must be added to the homeowner's association language that explicitly states the association is responsible for maintaining all landscape common areas. Those two items must be noted on the plan as well, prior to issuance of a Land Improvement Permit by Engineering.
3. Payment of \$2,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit by Engineering.
4. Approval of all required permits and approvals from outside agencies, prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
5. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
6. Compliance with applicable staff memos, prior to final approval by staff.

Reference: Plans dated received by the Department of Planning and Development on October 13, 2017, prepared by Urban Land

Attachments: Building Department memo dated 10/16/17; Planning Department memo dated 11/06/17; Fire Department memo dated 11/7/17; DPS/Engineering Department memo dated 11/03/17; and Parks & Forestry memo dated 10/23/17; Planning Commission Minutes dated 08/18/15

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