



Date: March 16, 2010

**STAFF MEMORANDUM TO THE PLANNING COMMISSION**

**SUBJECT:** Tentative & Final Preliminary Plat review of Countryside Estates No. 3 and No. 4

**APPLICANT:** SBI Limited Partnership

**LOCATION:** Countryside Drive west of Dublin Ave.

**PROPOSED SQUARE FOOTAGE:** 954,399.6 sq.ft.

**AREA:** Approximately 21.91 acres

**ZONING:** RA-2 Single Family Residential

**ADJACENT ZONING:** North: RA-2  
East: RA-2  
South: AG  
West: RA-2

**ADJACENT DEVELOPMENT:** North: Single family residential  
East: Single family residential  
South: Vacant  
West: Vacant

---

**REPORT**

The request is for Tentative and Final Preliminary Plat of Countryside Estates No. 3 and 4, a residential subdivision of 31 lots on 21.91 acres west of Dublin Avenue south of Countryside Drive. The original plat of Countryside Estates No. 1 & No. 2 was platted in 2002 and encompasses 50 lots on approximately 25 acres. The builder for each plat is Schroeder Homes of Midland, Michigan.

The petitioners have requested that the Planning Commission consider both Tentative Preliminary Plat and Final Preliminary Plat approval concurrently for recommendation to the Midland City Council. Please find enclosed a letter from the petitioner outlining the nature of the petition, the outside agencies having jurisdiction over the review of the proposed plat and

Please review the minutes of the March 9, 2010 meeting and the previous meeting packet for additional background information. The public hearing on this petition from the March 9, 2010 Planning Commission meeting can be reviewed at the City of Midland website ([www.midland-mi.org](http://www.midland-mi.org)) under streaming video.

## **CONTINGENCY ITEMS**

Based on consideration of the proposed plan thus far, staff feels approval of the tentative and final preliminary plat for Countryside Estates No. 3 & No. 4 is warranted with the following contingencies:

1. The Storm water detention system is designed and constructed in accordance with the City of Midland Engineering Department specifications.
2. All landscaping shall comply with Article 6 of the Zoning Ordinance.
3. All exterior lighting shall comply with Section 3.12 of the Zoning Ordinance.
4. All exterior signage shall comply with Article 8 of the Zoning Ordinance.
5. The location, access and flow of any proposed fire hydrants and water service shall be in accordance with the City of Midland Fire Department and City of Midland Utility Department specifications.

There has been no additional public communication or correspondence received regarding this plat since the public hearing on March 9, 2010.

## **PLANNING COMMISSION ACTION**

Staff currently anticipates that the Planning Commission will formulate a recommendation to City Council for review and action at its March 23, 2010 meeting. The City Council would then review and take action on the Tentative & Final Preliminary Plan at its meeting on April 12, 2010. Please note that these dates are merely preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,



Keith Baker, AICP  
Director of Planning & Community Development

/kb