



The City of *Saline*

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Memorandum

From: Community Development Director Ben Harrington

Date: November 6, 2023

Subject: 23-233 The Heritage 207 Monroe Final PUD and Rezoning

Background Brief: Danny Veri of Livonia Builders is proposing to build twenty (20) detached single-family homes on the 3.97-acre parcel at 207 Monroe Street. The property is currently owned by the City of Saline.

Based on the site plan, CWA's, OHM, and the Fire Chief's review, and our ordinances, it is my belief that the Final PUD and rezoning applications meet the standards for City Council approval.

The Planning Commission went through the outstanding items in my report and recommended that:

1. The proposed on-street parking is sufficient, especially because they have widened the driveways and added a model with a two-car garage.
2. That the proposed street lighting is sufficient.
3. That the proposed entrance sign must conform to City sign standards (this was added as a condition).
4. That the architectural design standards outlined by Planner Auerbach, in accordance with Section 10.03(5), should be added as conditions. The renderings provided appear to meet all three of those standards already, but this provides the City additional recourse to ensure that this is completed.
5. That additional fencing/screening can be placed later if it's found to be needed.

Previous Action: The Preliminary PUD for the Heritage was given approval by the City Council at their June 5th meeting.

The Final PUD for The Heritage was recommended for approval with conditions by the Planning Commission at their October 25th, 2023, meeting on an 8-0 vote.

Recommended Motion:
MOVED

SECONDED

To **acknowledge** receipt of the memo from Community Development Director Harrington and to **approve with conditions or not approve** the Final PUD for The Heritage at 207 Monroe Street

ATTACHMENTS:

[CDD_Planning_Report_-_207_Monroe_-_Heri...ail_f.k.a_Bison_Ridge_-_Final__PUD.pdf](#)

[CWA_Review_-_207_Monroe_-_Final_PUD.pdf](#)

[OHM_Review_-_207_Monroe_-_Final_PUD.pdf](#)

[2023_0926_Heritage_FSP.pdf](#)

[Heritage Floor Plans & Elevations](#)

[Heritage Renderings of Proposed Homes](#)