



# Department of Planning and Economic Development

Staff Report to the Planning Commission

May 15, 2015

## Grandview One Family Site Condominium

<b>REQUEST</b>	Preliminary and Final Site Condominium Plan Recommendation Tree Removal Permit
<b>APPLICANT</b>	Grandview of Rochester Hills, LLC 2465 23 Mile Rd. Shelby Township, MI 48316
<b>LOCATION</b>	North side of Auburn between Crooks and Livernois
<b>FILE NO.</b>	02-029
<b>PARCEL NO.</b>	15-28-300-059
<b>ZONING</b>	R-4 One Family Residential with an MR, Mixed Residential Overlay
<b>STAFF</b>	Sara Roediger, AICP, Manager of Planning

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### Summary

The Grandview one-family detached site condominium project is a proposed 14-unit development on 6 acres located on the north side of Auburn between Crooks and Livernois. Access to the site will be from Auburn to an internal street that is stubbed to the west until and if access to the property to the west is required. The site is zoned R-4, One-Family Development with MR Mixed Residential Overlay, and is surrounded by the same to the east, west and south and developed with one home on either side of the parcel, homes and a church to the south and by REC-W zoning (the Northfield Industrial Park) to the north. The site is master planned for Residential 3/Mixed-Residential.

The project was first submitted to and approved for Final Site Condo Plan Recommendation by the Planning Commission on May 17, 2005 and approved by City Council on August 3, 2005. A Tree Removal Permit was also approved at the Preliminary stage. For various reasons, the project was never built, however 125 trees were cleared as approved in the first Tree Removal Permit. The project is now being brought back by the same company, who is now the property owner, for Preliminary and Final Site Condominium review and recommendation.

## Development Layout

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The development is using the lot size averaging option, with lot widths ranging from 72.6 to 100 feet and areas ranging from 9,528 to 12,719 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 2.3 units per acre; the maximum required is 3.4 units per acre, so the density is substantially less than required. Homes are proposed to be approximately 2,000 to 3,000 square feet.

Storm water will be collected on site in an underground system and be pre-treated in a sediment forebay and detained prior to discharge to the Lueders Drain, which is operated and maintained by the County. The stormwater detention basin, located at the southwest corner of the site, has been approved by the Engineering Department. An eight foot wide pathway is proposed in front of the development along Auburn. A traffic analysis was included in the Environmental Impact Statement, which states that “the proposed traffic increase is not expected to affect the current level of service for Auburn Rd.”

## Review Considerations

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1. **Engineering/DPS.** The plans have received a conditional recommendation of approval from the city's engineering department subject to several conditions which will not impact the site layout. The access drive to the detention pond will need to be moved approximately 140 feet further north, which may be handled prior to construction plan approval.
2. **Tree Removal.** The Tree Conservation Ordinance applies to this development. There are 127 regulated trees on-site, and the applicant wishes to remove and replace as many 23, resulting in a preservation percentage of almost 82%. As mentioned, the applicant previously removed trees after the previous approval and was required to supply 125 tree credits; that requirement will still be a condition of approval, even though for this request, only 23 additional trees are being removed.
3. **Landscaping.** Applicable requirements, including the detention pond landscaping requirement and tree replacement have been reviewed.
  - a. A type A landscape buffer is required around detention ponds. Staff is requesting additional plantings for the Auburn right-of-way and for the evergreen trees to be increased to a minimum of ten feet. In addition, the proposed species do not meet the requirement for deciduous trees and will have to be replaced with approved species. Additional (16) deciduous trees must be shown on the landscape plans
  - b. The landscape plans must include all information required including cost estimates for irrigation.
  - c. Posting of landscaping bonds based on the landscape cost estimate and a deposit of \$2,800 with the City's Tree Fund to plant one street tree per lot is required prior to issuance of a land improvement permit.
4. **Wetland Use Permit/Natural Features Setback.** There are two wetlands on the site totaling 1.08 acres, neither of which is regulated by the City or the MDEQ. The proposed project includes 0.6 acre of open space over much of the northernmost wetland, preserving trees and for wetland protection. No natural features setbacks are required.
5. **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.

## **Site Plan Summary**

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. 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 Approve a Tree Removal Permit**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 02-029 (Grandview Site Condominium), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on April 15, 2015, with the following findings and subject to the following condition.

### **Findings**

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to replace 23 regulated trees with 125 tree replacement credits, as required by the Tree Conservation Ordinance and based on previously approved tree credits.

### **Conditions**

1. Tree protective fencing, as reviewed and approved by staff, shall be installed prior to issuance of the Land Improvement Permit.

## **Motion to Recommend Preliminary and Final Condominium Plan Approval**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 02-029 (Grandview Site Condominium), the Planning Commission **recommends that City Council approve the Preliminary and Final One-Family Residential Detached Site Condominium Plan** based on plans dated received by the Planning Department on April 15, 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 \$15,970, 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 \$2,800 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
4. Submit an irrigation and cost estimate, prior to issuance of a Land Improvement Permit.
5. Show additional plantings and 16 additional deciduous trees and increase size of the evergreen trees around the detention pond on the landscape plans, prior to final approval by staff.
6. Approval of all required permits and approvals from outside agencies, prior to obtaining a Land Improvement Permit.
7. Compliance with the Engineering Department memo dated April 28, 2015, Building Department memo dated April 30, 2015 and Fire Department memo dated April 27, 2015, prior to final approval by staff.
8. Obtain a soil erosion permit from the Oakland County Water Resources Commission, prior to obtaining a Land Improvement Permit.
9. Add a cover sheet labeling it Preliminary and Final Site Condominium Plan for Grandview Site Condominium, prior to final approval by staff.
10. Approval of the proposed Master Deed and Bylaws by city staff and attorney.

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Reference: Plans dated received by the Department of Planning and Development on April 15, 2015: Site Plan, Sheet 1; Preliminary Engineering, Sheet 2; Topographical and Wetland Survey, Sheet 3; Tree Survey, Sheet 4; Landscape Plan, Sheet 5; Landscaping Notes and Details, Sheet 6, prepared by Anderson, Eckstein and Westrick, Inc.

Attachments: Assessing Department memo dated 10/29/14; Building Department memo dated 4/30/15; Fire Department memo dated 4/27/15; DPS/Engineering Department memo dated 4/28/15; Parks & Forestry memo dated 4/29/15; Planning Department memo dated 4/30/15; Water Resources Commissioner letter dated 11/7/2014; Environmental Impact Statement dated 9/19/14; PC Minutes dated 11/18/03, 1/20/04, 2/17/04 and 5/17/05; Public Hearing Notice P/F; Tree Removal Notice.

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