



## Department of Planning and Economic Development

Staff Report to the Planning Commission February 21, 2023

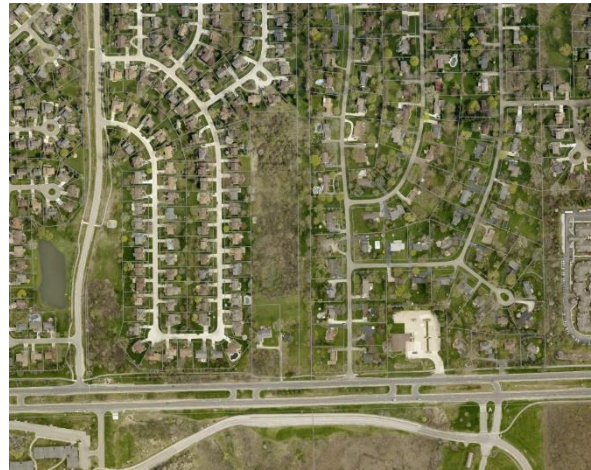
### Walton Oaks Condominiums

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| <b>REQUESTS</b>    | Preliminary Site Condo Plan Recommendation, Tree Removal Permit          |
| <b>APPLICANT</b>   | Walton Oaks, LLC<br>14496 North Sheldon, Suite 230<br>Plymouth, MI 48170 |
| <b>LOCATION</b>    | 3510 Walton Road, north side of Walton Road, west of Adams Road          |
| <b>FILE NO.</b>    | JSC2022-0002, PSP2022-0005, PTP2023-0003                                 |
| <b>PARCEL NOS.</b> | 15-07-376-038  |
| <b>ZONING</b>      | R-2 One Family Residential   |
| <b>STAFF</b>       | Chris McLeod, AICP, Planning Manager                                     |

### Summary

The applicant is proposing to develop an 11-unit detached single family condominium development on 6.85 acres located on the north side of Walton Blvd., between Adams Road and the City's western boundary. The site is zoned R-2 One Family Residential District and is surrounded by other single family developed properties.

The applicant is utilizing the City's lot width averaging provisions located in *Section 138-5.200*, which allows for lot widths to be modified, provided the average lot width of all lots is not less than the width required for the district (the R-2 One Family Residential District). The average lot sizes within the development will be 100.45 feet in width and 15,120 square feet. The minimum lot sizes in the R-2 One Family District is 100 feet in width and (15,000 square feet in area.



It is noted that the existing residence to the west, along the Walton frontage, which is not a part of the overall development, will have access to Peregrine Street (appropriate access easements will be required). In addition, the abutting property owner will maintain the evergreen trees proposed to be installed on their property by the applicant. To ensure long term maintenance of these trees, the appropriate landscape maintenance easements will be required.

### Review Process

The site condominium development process includes a number of reviews at Administrative, Planning Commission and City Council levels. The Preliminary Site Condominium review process requires review and approval by the Planning Commission and City Council. Once achieved, Final Site Condominium review also requires Planning Commission and City Council review and approval. After Final Site Condominium review full engineering and construction plans are reviewed administratively.

## Tree Removal Permit

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The applicant has provided a tree survey that indicates a total of 414 trees onsite initially qualified as regulated trees. Of those a total of 103 trees were located within defined building envelopes or were of poor quality, therefore were exempt from calculations. Of the remaining 311 qualified regulated trees, a total of 137 are proposed to be saved during development. In addition a total of 39 specimen trees are proposed to be removed, while 33 are proposed to be saved. Based on City requirements and the number of trees proposed to be removed, a total of 400 replacement trees are required for the site. The applicant is proposing to plant 262 replacement trees and pay the equivalent of 138 trees into the City's tree fund.

## Modifications Requested

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The applicant as a part of the plan review process has requested a Planning Commission modification to allow sidewalk to be installed on only one side of Peregrine Street. The sidewalk would be located on the west side of the street, along the frontage of the home sites within the development. Modifications of the sidewalk requirement along a local roadway are provided for in *Section 138-2.205* (Engineering Requirements) of the Zoning Ordinance. The site condominium plan as currently proposed only has home sites on the west side of the road; no home sites will be located on the east side of Peregrine Street. With the limited number of home sites and with home sites only on one side of the roadway, the need for sidewalks on both sides of the roadway is likely reduced.

## Staff Recommendations

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| Department       | Comments & Waivers/Modifications  | Recommendation |
|------------------|---|----------------|
| Planning         | Planning Commission modification requested for sidewalks on one side of street.           | Approval       |
| Engineering      | Comments noted on site plan to be handled at construction plan review                     | Approval       |
| Fire             | No comment  | Approval       |
| Building         |   | Approval       |
| Forestry         | Provide location/distinguish between replacement trees and other required tree plantings. | Approval       |
| Assessing        |   | Approval       |
| Street Committee | Provide street name for "T" turn at rear of site.   | Denial         |

## Motion for Preliminary Site Condominium Plan Recommendation

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. PSP2022-0005 Walton Oaks Condominium, the Planning Commission **recommends** to the City Council **Approval** of the **Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department

on January 4, 2023, with the following findings and subject to the following conditions.

### **Findings**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Walton Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The preliminary plan represents a reasonable street and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
7. The requested modification for sidewalks to be located solely on the west side of Peregrine Street is warranted due to the limited number of home sites and the home being located only on one side of the street.

### **Conditions**

1. Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium site plan approval including providing the appropriate street names for City Approval.
2. Provide a landscape bond in the amount of \$163,900.00, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. Provide payment, equal to the current required fee for replacement trees, along with any addition fees associated with such, into the City's Tree Fund for the remaining 138 trees identified on the site plan.

## **Motion to Approve a Tree Removal Permit**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of File No. PSP2022-0005 (Walton Oaks Condominium) the Planning Commission **grants** a **Tree Removal Permit (PTP2023-0003)**, based on plans received by the Planning Department on January 4, 2023 with the following findings and subject to the following conditions:

### **Findings**

1. The proposed removal and replacement of regulated trees is in conformance with the City's Tree Conservation Ordinance.
2. The applicant is proposing to remove 167 regulated trees and 39 specimen trees, and provide 262 replacement trees, and plant an overall total of 361 trees (replacement plus required trees) onsite.

### **Conditions**

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
2. Provide payment, equal to the current required fee for replacement trees, along with any additional fees associated with such, into the City's Tree Fund for the remaining 138 trees identified on the site plan.