

Auburn Pharmaceuticals	
<b>REQUEST</b>	Tree Removal Permit Natural Features Setback Modifications Site Plan Approval
<b>APPLICANT</b>	Teresa Bruce Two Towne Square, Suite 850 Southfield, MI 48076
<b>LOCATION</b>	West side of Livernois, south of Avon Rd.
<b>FILE NO.</b>	20-003
<b>PARCEL NO.</b>	15-21-276-014
<b>ZONING</b>	REC-W Regional Employment Center - Workplace
<b>STAFF</b>	Kristen Kapelanski, AICP, Manager of Planning

## Summary

The applicant proposes a 65,000 s.f. office and warehouse building on 9.6 vacant acres on Livernois just west of Fire Station One. There are two wetland areas, but according to ASTI's review, they are not being impacted and will not require a Use Permit. There will be some temporary impacts to the natural features setback which will require a modification. Please see the ASTI Environmental letter dated March 19, 2020. The site is regulated by the Tree Conservation Ordinance; 51 trees are proposed to be removed and will need 45 replacement credits because of credits for specimen trees. The site is zoned REC-W, which permits the proposed use, and the proposed development is anticipated in the Master Plan. The proposed business plans to add 70 employees. The Clinton River and Clinton River Trail are to the west, EEI Global is to the north; Fire Station One is to the east, and there is an industrial park to the south. The site will be accessed from Livernois or Rochester Industrial Dr.



The site is in compliance for site layout, parking, lighting and setbacks. A waiver is being requested for landscape buffering to the north to be able to use existing vegetation. No other modifications are being requested, and all staff have recommended approval. If the Planning Commission feels that the proposed use and development will be compatible with its surroundings, below are motions for consideration.

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## Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments	Approval

Department	Comments & Waivers/Modifications	Recommendation
Fire	No comment	Approval
Assessing	No comment	Approval
Engineering	Comment to be handled prior to final approval or at construction plan review	Approval
Building	Comments to be addressed at Building Plan review	Approval
Parks & NR	No comment	Approval

## Motion to Approve a Tree Removal Permit

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 20-003 (Auburn Pharmaceuticals), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on March 11, 2020 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 Tree Conservation Ordinance.
2. The applicant is proposing to remove 51 regulated trees and replace on site with 45 credits.

### Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund at a rate of \$304 per tree.

## Motion to Approve a Natural Features Setback Modification

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 20-003 (Auburn Pharmaceuticals), the Planning Commission **grants natural features setback modifications** for 125 linear feet for temporary impacts to construct a storm water outlet and install tree fencing, based on plans dated received by the Planning and Economic Development Department on March 11, 2020 with the following findings and conditions:

### Findings

1. The temporary impact to the Natural Features Setback area is necessary for construction activities.
2. The proposed construction activity qualifies for an exception to the Natural Features Setback per the ASTI Environmental letter dated March 19, 2020, which also states that the areas are of medium ecological quality and the impacts will be temporary.

### Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.

2. Site must be graded with onsite soils and seeded with City approved seed mix.
3. Show natural features setback areas correctly named and in linear feet, prior to final approval by staff.

## **Motion to Approve Site Plan**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 20-003 (Auburn Pharmaceuticals), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on March 11, 2020, 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 Livernois or Rochester Industrial Dr. thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote customer safety.
4. The Planning Commission waives the buffer requirements on the north property line finding that the existing vegetation meets the intent of the Ordinance.
5. The proposed improvements will utilize vacant land and 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.

### **Conditions**

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff in the amount of \$64,185.00, and posting of bond prior to temporary grade certification being issued by Engineering.

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Reference: Plans dated received by the Planning Department March 11, 2020

Attachments: Assessing Department memo dated 2/18/20; Building Department memo dated 3/24/20; DPS/Engineering memo dated 3/25/20; Planning Department Memo dated 3/25/20; Fire Department memo dated 3/26/20; Parks & Natural Resources memo dated 3/13/20; EIS; WRC Letter dated 1/31/19; ASTI letter dated 3/19/20; Tree Removal Notice

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