



## Department of Planning and Economic Development

Staff Report to the Planning Commission

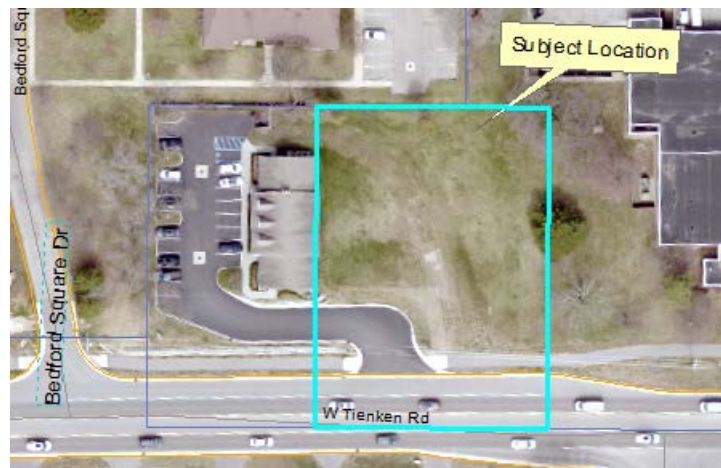
March 12, 2020

### Tienken Traillofts

<b>REQUEST</b>	Tree Removal Permit Site Plan Approval
<b>APPLICANT</b>	Roger Berent 6 on 24 LLC 6435 Apple Orchard Lane Rochester Hills, MI 48306
<b>LOCATION</b>	460 W. Tienken, west of Rochester Rd.
<b>FILE NO.</b>	19-047
<b>PARCEL NO.</b>	15-03-451-031
<b>ZONING</b>	O-1 Office Business with an FB-1 Flexible Business Overlay
<b>STAFF</b>	Kristen Kapelanski, AICP, Planning Manager

### Summary

The applicant is proposing a loft-style, for rent townhome development with 12 units on .785 acres of vacant land on the north side of Tienken west of Rochester Rd. The site will be developed using the FB standards to allow for multiple-family residential. Modifications for are being requested to allow a principal entrance to face a side or rear yard and to allow off-street parking in the side yard. The development proposes on-site amenity spaces as required with a picnic area and garden. Additionally, a bike rack with repair station and public bench have been provided on Tienken to serve travelers of the nearby Paint Creek Trail. Carports are being provided for a little over half the parking. A Tree Removal Permit is also being requested for the removal of one regulated tree which will be replaced with onsite credits. The existing entryway will not be altered; access to the parking lot will be from that shared drive, and there is an easement agreement in place.



The units will be 950 s.f. with one master bedroom on the second floor and an open area down to the first floor. The applicant can speak to the market rate of the units, which will all be the same. All staff reviews have recommended approval, and if the Planning Commission agrees that the development will be harmonious and appropriate in appearance, below are motions for approval.

## Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments	Approval
Fire	No comments	Approval
Building	Comments to be handled at building plan review	Approval
Engineering	Minor comments	Approval
Parks & NR	Minor comment	Approval
Assessing	No comments	Approval

## Motion to Approve a Tree Removal Permit

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 19-047 (Tienken Trillofts), the Planning Commission **grants** a **Tree Removal Permit**, based on plans dated received by the Planning Department on January 29, 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 1 regulated tree and replace on site.

### ***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 \$304.00 per tree.

## Motion to Approve Site Plan

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 19-047 (Tienken Trillofts), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on January 29, 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 Tienken Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The off-street parking area has been designed to avoid common traffic problems and promote customer safety.

4. The Planning Commission modifies the location of the principal entrance to the units finding that the design meets the intent of the FB Ordinance for innovative design
5. The Planning Commission modifies the location of the off-street parking to be located in the side yard, finding that it meets the intent of the FB Ordinance for innovative design and will not make future adjacent development impractical.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
7. 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 \$39,220.00, 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 January 29, 2020

Attachments: Assessing Department memo dated 1/3/20; Building Department memo dated 2/11/20; DPS/Engineering memo dated 2/14/20; Planning Department Memo dated 2/12/20; Fire Department memo dated 2/14/20; Parks & Natural Resources memo dated 1/31/20; WRC Letter; RCOC Letter; EIS; Tree Removal Notice

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