

Barns Senior Living

REQUEST	Conditional Use Recommendation Tree Removal Permit Site Plan Approval
APPLICANT	Lijo Antony Grace Properties Group, LLC 2695 Powderhorn Ridge Rd. Rochester Hills, MI 48309
LOCATION	1841 Crooks, east side of Crooks, south of Avon
FILE NO.	20-023
PARCEL NO.	15-20-428-003
ZONING	R-1 One Family Residential
STAFF	Kristen Kapelanski, AICP, Planning Manager

Summary

The applicant is proposing to construct a single-story, 12-bed senior living facility on just under two acres on Crooks between Avon and Hamlin. The parcel, including a barn, is a locally designated historic district. The home on the site was approved for demolition by the Historic Districts Commission several years ago, with a condition that the barn be kept and maintained. The proposed senior living project went before the HDC on November 12, 2020 and received a Certificate of Appropriateness for construction of a new home, drive and parking. The applicant states that special considerations will be taken to preserve the historic nature of the barn.



In the future, the barn may be used by residents of the property for recreational activities. The project proposes updated landscaping and a circular one-way driveway. There will be tree removals and replacements and a Tree Removal Permit is being requested. A senior living facility with up to 12 residents requires a conditional use recommendation with conditions of approval as outlined in the Planning memo. There will be eight employees operating continual shifts for the residents. The City recently completed the installation of a new pathway along Crooks from Avon to Hamlin.

The site was noticed for a public hearing. We received several email correspondences from neighbors, which are included, along with any appropriate responses. In addition, the applicant personally reached out to surrounding property owners and was able to connect with several.

All staff have recommended approval. If the Planning Commission agrees that the proposed project will be consistent and harmonious, below are motions for consideration:

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No outstanding comments	Approval
Engineering	Minor traffic comments	Approval
Fire	No outstanding comments	Approval
Building	Comments to be handled at building plan review	Approval
Forestry	No outstanding comments	Approval
Assessing	No outstanding comments	Approval

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. 20-023 (Barnes Senior Living), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a senior living facility for up to 12 residents in the R-1 district, based on plans dated received by the Planning Department on March 10, 2021, with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by offering a senior living facility and employment opportunities.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 20-023 (Barns Senior Living), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning and Economic Development Department on March 10, 2021 with the following findings and 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 up to 25 trees on site and replace onsite.

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.

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 20-023 (Barns Senior Living), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on March 10, 2021, with the following findings and 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 Crooks Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. 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, including posting a landscape bond and inspection fees, prior to final approval by staff.

Reference: Plans dated received by the Planning Department on March 10, 2021

Attachments: Assessing Department memo dated 1/29/21; Building Department memo dated 2/18/21; Fire Dept. memo dated 3/10/21; DPS/Engineering memo dated 3/22/21; Planning Department Memo dated 3/26/21; Parks & NR memo dated 2/11/21; EIS; RCOC letter dated 9/9/20; WRC Letter dated 9/2/20; Emails; PHN CU and Tree Removal Permit notices.

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