



Department of Planning and Economic Development

Staff Report to the Planning Commission

March 19, 2019

Legacy of Rochester Hills

REQUESTS	Tree Removal Permit Site Plan Recommendation
APPLICANT	Eric Bell LRH Development, LLC 25101 Chagrin Blvd. Beachwood, OH 44122
LOCATION	Northeast Corner of Hamlin and Adams Roads
FILE NO.	17-043
PARCEL NOS.	15-29-101-022 and -023
ZONING	R-2 One Family Residential and Governed by Consent Judgment
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing to construct a 359-unit apartment complex in two to four-story buildings on approximately 22 acres at the northeast corner of Hamlin and Adams. The four-story buildings will be along Hamlin. The site is governed by a Consent Judgment, and the Planning Commission is being asked to make a recommendation to City Council as to whether the submitted plans are consistent and in substantial compliance with the Consent Judgment. The site has a long history of contamination, and the applicant is remediating the site in accordance with an approved Brownfield Plan and at a substantial cost in exchange for some development rights. Additional background information is detailed in the attached Planning memo. The City's environmental consultant, ASTI, has been involved in the brownfield process and clean up. Please see the letter from Mr. Tom Wackerman dated February 5, 2019, revised March 1, 2019. The applicants have held several neighborhood meetings to discuss the draft site plan and get input prior to coming to the Planning Commission. The site layout requirements are in compliance per the Consent Judgment and all staff reviews recommend approval. Below is a motion for consideration.



Staff Recommendations

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

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 17-043 (Legacy of Rochester Hills), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on January 25, 2019, 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 204 on site regulated trees and replace on site with appropriate tree 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 \$216.75 per tree.

Motion to Approve Site Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 17-043 (Legacy of Rochester Hills), the Planning Commission **recommends to City Council approval of the Site Plan**, based on plans dated received by the Planning Department on January 25, 2019, with the following findings and subject to the following conditions.

Findings

1. A Consent Judgment governs the site, and all deviations from compliance with Ordinance regulations are allowed as part of the Consent Judgment.
2. 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.

3. The proposed project will be accessed from Hamlin and Adams Roads, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
4. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the residents.
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.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff, including, but not limited to, the following:
 - a. Finalizing the storm sewer connection with Innovation Hills;
 - b. Resolving the traffic signal design issues along Hamlin Road, as noted in the engineering review letter; and
 - c. Addressing the outstanding comments in the ASTI review letter related to finalizing the environmental clean-up details of the site.
2. Provide a landscape bond for landscaping and irrigation in the amount of \$454,332.00, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
3. Final tree placements in the open space area between Parcel A and Parcel B and north of the northern-most apartment buildings to be field located.
4. Treatment of the grass area between the northern-most apartment buildings and the proposed tree buffer as either mowed lawn or natural area to be decided in consultation with the adjacent homeowners prior to construction.

Reference: Plans dated received by the Planning Department January 25, 2019

Attachments: Bell letter dated 2/27/19; Planning Department Memo dated 1/30/19; Assessing Department memo dated 10/16/18; Building Department memo dated 1/3/19; DPS/Engineering memo dated 2/5/19; Fire Department memo dated 2/12/19; Parks memo dated 1/29/19; ASTI letter updated 3/1/19; PEA Response Letter dated 3/1/19; Email Loeb; EIS dated received 3/14/19; Staran letter dated 3/14/19 CC Resolution; Consent Judgment; Traffic Study

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