



Department of Planning and Economic Development

Staff Report to the Planning Commission

June 9, 2021

R. Youngblood & Co.

REQUEST	Conditional Use Recommendation Tree Removal Permit Site Plan Approval
APPLICANT	Ryan Youngblood R. Youngblood & Co. 512 Madison Ave. Rochester, MI 48307
LOCATION	South side of Mead, east of Sheldon
FILE NO.	21-002
PARCEL NO.	15-02-200-016
ZONING	RE Residential Estate
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

PLEASE NOTE: The attached plans were reviewed electronically only, as we have moved to electronic plan review. There are no staff memos included; each department uses a different color to make comments on the plans. Any outstanding comments are included as a condition of approval.

The applicant is proposing to open a landscape plant material nursery on a 24-acre site on Mead, east of Sheldon. The proposed operation requires a conditional use recommendation and approval in a residential district. The site was formerly approved for a retreat center, and the existing paved access road, building (for project management space) and parking will be used for the operation. The current retention basin will be expanded to handle the additional pavement. There will be parking for equipment and trucks and storage for plant material, soil and mulch. A future pole barn is planned, and locations for all storage areas are shown on the plans. According to the Environmental Impact Statement, the facility will employ approximately 20 people. Hours of operation will be from 7 a.m. until 7 p.m. Monday through Friday, with about 15-20 vehicle trips per day. Staff feels that the proposed use will be very appropriate for the location. 18 trees will be removed, however, there are specimen trees being saved so no replacements are required. Many trees around the perimeter and interior to the site will be preserved, there will be a 50-foot buffer on all sides, and extra evergreens will be planted for additional screening for homes in Clear Creek. There are no wetlands or natural features being impacted. Please refer to the ASTI Environmental letter dated April 29, 2021. The applicant has agreed to put money into the Pathway Fund for any future construction of the pathway along Mead Rd.



The applicant met with the neighbors at 852 Mead, and he advises that they were strongly in support. Mr. Youngblood also prepared a video which he showed to adjacent neighbors, and it will be shown at the meeting.

	Zoning	Existing Land Use	Future Land Use
Site	RE Residential Estate	Vacant/vacant retreat ctr.	Estate Residential
North (Oakland Twp.)	Regional Park w/Special Use Overlay	Vacant	Recreation Conservation
South	R-1 One Family Residential	Clear Creek Subdivision	Residential 2.5
East	RE Residential Estate	Single-Family Home	Estate Residential
West	RE Residential Estate	Single-Family Home	Estate Residential

Staff Recommendations

All staff have recommended approval or approved with conditions. If the Planning Commission feels that the proposed use and development will be compatible with its surroundings, below are motions for consideration.

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comment	Approval
Fire	Minor comments	Approval
Assessing	No outstanding comments	Approval
Engineering	Minor comments, comments to be handled at construction plan review	Approval
Parks & NR	Minor comment	Approval
Building	Comments re: parking spaces and sidewalk; other comments to be handled at Building permit review	Approval

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. 21-002 (R. Youngblood & Co.), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a landscape nursery in a residential district, based on plans dated received by the Planning Department on April 29, 2021 with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site 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 by keeping a large amount of open space, adding trees and offering 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. 21-002 (R. Youngblood & Co.), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on April 29, 2021 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 18 regulated trees but saving specimen trees, therefore, no tree replacements are required.

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. Payment into the City's Tree Fund of \$304.00 per tree if replacement on site cannot occur, prior to temporary grade being issued by Engineering.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 21-002 (R. Youngblood & Co.), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on April 29, 2021 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 Mead 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, prior to final approval by staff.
2. Provide a landscape bond for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff in the amount of \$12,404.00, and posting of bond prior to temporary grade certification being issued by Engineering.