



Department of Planning and Economic Development

Staff Report to the Planning Commission

August 12, 2016

Henry Ford Pharmacy Advantage

REQUEST	Wetland Use Permit Recommendation Natural Features Setback Modifications Site Plan Approval
APPLICANT	Glenn E. Jones, Dembs Development 27750 Stansbury, Suite 200 Farmington Hills, MI 48334
LOCATION	North side of South Boulevard, between John R and Dequindre
FILE NO.	16-010
PARCEL NO.	15-36-352-025
ZONING	O-1 Office Business
STAFF	Sara Roediger, AICP, Manager of Planning

In this Report:

Summary	1
Review Considerations	2
Motion to Recommend Wetland Use Permit Approval	3
Motion to Approve Natural Features Setback Modification	3
Motion to Approve Site Plan	4

Summary

The proposed project is for a one-story, 25,667 square-foot medical office building with associated parking, detention and landscaping on a vacant parcel totaling 3.20 acres (recently combined from two parcels) on the north side of South Boulevard between John R and Dequindre. The site is zoned O-1 Office Business and professional/medical offices are a permitted use in this district. The site has O-1 zoning to the east and west; to the north is the M-59 freeway; and to the south, in the City of Troy, it is zoned for single family homes. The site is master planned for office. The plans show the addition of a pedestrian pathway along the frontage of the property and above ground detention and an associated retaining wall on site. Bike racks and sidewalks into and throughout the site will be provided, as well as an outdoor patio amenity space.

There will be minor wetland impacts from construction activities and a Wetland Use Permit is required. Approximately 1.5 acres of the site will be preserved as open space.

Review Considerations

1. **Site Design and Layout.** The proposed project meets or exceeds all regulations regarding the area, setback and building requirements for the O-1 district.
2. **Landscaping.** A landscape plan has been provided for review which exceeds ordinance requirements. The proposed plan is heavily landscaped and the plans are in compliance with consideration of the following:
 - a. Provision of an irrigation plan.
 - b. Posting of a landscaping bond in the amount of \$70,970.00 prior to issuance of a land improvement permit.
 - c. If required trees cannot fit or be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's Tree Fund at a rate of \$205.50 per tree.
3. **Parking.** The proposed parking exceeds the maximum number of spaces for an office of this size, based on the parking requirement which is one space per 350 sq. ft. (91 permitted, 130 proposed). Parking standards may be modified by the Planning Commission if the applicant provides evidence that additional parking is required based on demand on a typical day. The applicant has indicated that this is the amount of parking that is needed by Henry Ford.
4. **Access.** The site will be accessed from two new driveways on South Boulevard. The pathway will be extended in front of the property, and a connection into the site will also be provided.
5. **Wetland Use Permit.** There are wetlands on site which are regulated by the City and the MDEQ because of the proximity to the Van Maele Drain and because it is part of a larger wetland system to the north within 500 feet of Carter Lake in Spencer Park. Approximately 500 linear feet of the Van Maele Drain will be enclosed for the development. The drain along South Boulevard acts as a roadside ditch and is not a DEQ or City-regulated natural feature and does not require a wetland permit. In addition, 965 square feet will be impacted to construct an enclosed culvert and associated grading. The public hearing notice went out prior to ASTI's review of the revised plans which changed the impacted amount down to 965 square feet from 2,700. ASTI recommends approval of a Wetland Use Permit for these activities due to the quality of the wetland and has stated that "the linear wetland is of low ecological quality and functions mainly as a storm water conveyance from north of M-59 and the enclosure will have minimal effect on the current primary function of the linear wetland. The on-site linear wetland is of low ecological quality and not a vital resource to the City." A retaining wall consisting of natural stone is proposed to minimize impacts to the eastern wetland ditch. Please refer to ASTI's letter dated August 8, 2016.
6. **Natural Features Setbacks.** Approximately 470 linear feet of Natural Features Setback will be temporarily and permanently impacted from the construction of the proposed parking lot, proposed retaining wall and associated utilities and from the construction of the enclosed culvert and associated grading in the southeast portion of the property and in the adjacent property near the southeast corner. A letter had been received from the adjacent landowner authorizing the proposed temporary grading activities planned off-site. ASTI recommends that modifications be allowed in these areas because of the area has poor floristic quality and sparse vegetation, and it offers minimal buffer quality to the linear wetland. Please refer to ASTI's letter dated August 8, 2016.
7. **Architectural Design.** The building materials proposed are designed to meet the intent of the Architectural Design Standards. The materials consist primarily of smooth face CMU with an accent split face CMU band and glass wall to highlight the entrance. Vertical architectural and landscaping elements were added per staff's recommendation along the north and west elevations to break up the building massing. Colored renderings have been included.
8. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's engineering department subject to traffic conditions identified in their applicable review letter which will not impact the site layout, and which may be handled prior to construction plan approval. Please refer to the appropriate attached reviews.

Site Plan Recommendation

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees that the development will be harmonious and compatible with surrounding development, staff recommends approval of the following motions relative to City File No. 16-010 (Henry Ford Pharmacy Advantage), subject to any changes or conditions recommended by the Planning Commission.

Motion to Recommend Wetland Use Permit Approval

MOTION by _____, seconded by _____, in the matter of City File No. 16-010 (Henry Ford Pharmacy Advantage) the Planning Commission **recommends** City Council **approves** a **Wetland Use Permit** to permanently impact approximately 965 square feet to construct an enclosed culvert and associated grading as part of the development, based on plans dated received by the Planning Department on July 22, 2016, with the following findings and subject to the following conditions.

Findings

1. Of the 0.16 acre of wetland area on site, the applicant is proposing to impact 0.06 acres.
2. Because the wetland areas are of low ecological quality and are not a vital natural resource to the City, and impacts should have little effect on the current primary function of the southern watercourse, the City's Wetland consultant, ASTI, recommends approval.

Conditions

1. City Council approval of the Wetland Use Permit.
2. If required, that the applicant receives all applicable DEQ and OCWR permits prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
4. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, prior to final approval by staff.

Motion to Approve Natural Features Setback Modification

MOTION by _____, seconded by _____, in the matter of City File No. 16-010 (Henry Ford Pharmacy Advantage), the Planning Commission **grants Natural Features Setback Modifications** for the temporary and permanent impacts to as much as 470 linear feet of natural features setbacks associated with the construction of the proposed parking lot, retaining wall and associated utilities, the enclosed culvert and associated grading and in the adjacent property near the southeast corner of the site from proposed grading activities associated with the proposed enclosed culvert, based on plans dated received by the Planning Department on July 22, 2016, with the following findings and condition.

Findings

1. Natural Features Setback Modifications are needed to construct the parking lot, retaining wall and parking lot.
2. Because the Natural Features Setbacks are of poor floristic quality, sparsely vegetated and offers minimal buffer quality to the linear wetland, the City's Wetland consultant, ASTI, recommends approval.

3. The applicant has provided a letter from the adjacent property owner giving permission to do the proposed grading activities planned off-site.

Condition

1. Any temporary impacts must be restored to original grade with original soils and seeded with a City approved seed mix, where possible, prior to final approval by staff.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 16-010 (Henry Ford Pharmacy Advantage), the Planning Commission approves the Site Plan based on plans dated received by the Planning Department on July 22, 2016, 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 applicant has submitted evidence that additional parking is necessary based on demand on a typical day and the Planning Commission has the ability to modify the requirements based on this criterion.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. 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. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide a landscape bond in the amount of \$70,970.00 for landscaping, irrigation and replacement trees, prior to temporary grade certification being issued by Engineering.
3. Provide an irrigation plan prior to final approval by staff.
4. Payment into the tree fund, if necessary, for landscaping deficiency of deciduous and evergreen trees, prior to temporary grade certification being issued by Engineering.
5. Compliance with the department memo comments, prior to final approval by staff.

Reference: Plans dated received by the Department of Planning and Development on July 22, 2016 (Preliminary Site Plan, Sheet 1; Existing Conditions Plan, Sheet 2; Preliminary Grading Plan, Sheet 3; Preliminary Utility Plan, Sheet 4; Preliminary Entrance Plan, Sheet 5; Preliminary Storm Water Management and Watercourse Impact Plan, Sheet 6; Site Details, Sheet 7, prepared by Alpine Engineering; Landscape Plan, Sheet L-1; Woodland Plan, Sheet L-2; Landscape Details, Sheet L-3, prepared by Allen Design; Site Lighting Plan, Sheet ES-101, prepared by MAEngineering; Preliminary Floor Plan, Sheet PFP-17 and Building Elevations, Sheet PE-2, prepared by Faudie Architecture.

Attachments: Assessing Department memo dated 7/7/16; Planning Department memo dated 8/8/16; Building Department memo dated 7/18/16; Fire Department memo dated 7/14/16; DPS/Engineering Department memo dated 7/27/2016; Parks & Forestry memo dated 8/2/16; ASTI Environmental letter dated 8/8/16; WRC Letter dated 11/30/15; Letter Boji dated 7/26/16; Environmental Impact Statement dated 11/5/15; Wetland Use Permit Notice; Tree Removal Notice.