



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 16, 2018

South Boulevard Office Development

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| REQUEST | Tree Removal Permit Site Plan Approval |
| APPLICANT | Chris Cousino CP Ventures, LP 12955 23 Mile Rd. Shelby Township, MI 48315 |
| LOCATION | Northwest Corner of John R and South Blvd. |
| FILE NO. | 17-048 |
| PARCEL NO. | 15-35-477-007 |
| ZONING | O-1 Office Business |
| STAFF | Kristen Kapelanski, AICP, Manager of Planning |

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Summary

The applicant is proposing to construct a two-story, 24,542 s.f. office building with associated site improvements on approximately 1.4 acres of vacant land located at the northwest corner of John R and South Blvd. According to the applicant, the project is being built for a specific tenant, and it will bring 40-50 jobs. The site will be accessed from South Boulevard. The sidewalks along John R and South Boulevard, except for an asphalt walkway across the entranceway, are planned to be built as part of roadway improvements by the City of Troy. There will be cross access with Spalding DeDecker’s site to the west. Storm drainage runs from northwest to southeast and will be pre-treated before being discharged into the Van Maele Drain under South Blvd.

Adjacent Land Uses and Zoning

The site is zoned O-1 Office Business which permits the proposed office use. There are office buildings to the south, east and west (a parking lot for the office building is immediately adjacent) and M-59 to the north. There are also one home immediately to the south in Troy across South Blvd. The site is master planned Office.

Site Plan Review Considerations

- Site Layout.** The proposed development is in compliance with all setback, area and building requirements of the O-1 district.
- Parking/Access.** The number of spaces required for office parking is one space per 350 sq. ft. or 70 spaces for this development. The maximum number of parking spaces allowed is 88 (125% of the minimum); 75

spaces are proposed plus 4 handicap spaces. All parking setbacks are in compliance with the exception of the front setback which requires 35 feet (10 feet proposed). Parking within the front yard may occur if the area between the parking lot and the right-of-way is landscaped in accordance with Section 138-12.301.B of the Ordinance. There is no requirement for a loading space, and a note was added to the plans stating that only parcel deliveries by smaller trucks are expected.

3. **Tree Removal.** The Tree Conservation Ordinance applies to this development so any healthy, regulated tree that will be removed must be replaced with one tree credit. There are 157 trees on site, and all will be removed. The applicant proposes to replace 30 trees onsite and pay the balance into the City's Tree Fund.
4. **Lighting.** The proposed lighting plan is in compliance for fixtures, intensity (footcandles) and wattage; however, the mounting height of fixtures must be adjusted to 20 feet or less and cut sheets must be provided. The EIS states that the impact to night light will be minimal due to the hours of operation (8-5).
5. **Detention.** Underground stormwater detention is planned, which will use a pre-treatment system before the stormwater is discharged into the Van Maele Drain.
6. **Natural Features.** The site does not contain any impacts to natural features setbacks or wetland areas in the subject development area.
7. **Landscaping.** The site is constrained by utility and sanitary sewer easements throughout the site, prohibiting plantings along M-59, both right-of-ways and reducing the amount that can be planted along the parking lot perimeter. The applicant is planting as many as possible, and must pay \$216.75 per tree into the City's Tree Fund for the required trees that cannot fit (be planted) on site. Please refer to 8. Landscaping in the Planning memo dated January 30, 2018 for what is required and proposed. A performance bond will be required prior to final grade inspection by Engineering.
8. **Architecture.** The building will consist mainly of brick with metal accents. The applicant has been encouraged to bring colored samples and building materials to the meeting. Please refer to the attached colored renderings.
9. **Other Reviews.** The plans have received a recommendation of approval from the City's departments, and the engineering comments can be handled during construction plan approval. Please refer to the appropriate attached reviews.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees that the development areas will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 17-048 (South Blvd. Office Development).

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 17-048 (South Blvd. Office Development), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on January 16, 2018, 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 replace up to 157 regulated trees with 30 tree credits on site and pay 127 tree credits into the City's Tree Fund.

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. The tree replacement requirements that cannot be met on site require payment into the City's Tree Fund at a rate of \$216.75 per tree.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 17-048 (South Blvd. Office Development), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on January 16, 2018, 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 South Boulevard, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Paths have been incorporated to promote safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the school visitors.
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.
6. The proposed project is expected to bring 40-50 jobs during business hours of 8:00 a.m. to 5:00 p.m.

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 performance bond for replacement trees, landscaping and irrigation in the amount of \$91,222.00, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.

Reference: Plans dated received by the Planning Department January 16, 2018, coordinated by CP Ventures, LP.
Attachments: Assessing Department memo dated 12/6/17; Building Department memo dated 1/24/18; DPS/Engineering memo dated 1/29/18; Planning Department Memo dated 1/30/18; Fire Department memo dated 1/29/18; Parks & Forestry memo dated 1/22/18; WRC letter dated 12/5/17; EIS; Tree Removal Notice.
