



Department of Planning and Economic Development

Staff Report to the Planning Commission

August 12, 2020

Cambridge Knoll Site Condominiums

REQUEST	Tree Removal Permit Preliminary Site Condo Plan Recommendation
APPLICANT	Cambridge Knoll 14955 Technology Dr. Shelby Township, MI 48315
LOCATION	North side of Avon, east of Rochester Rd.
FILE NO.	19-033
PARCEL NOS.	15-14-351-020 and -058
ZONING	R-3 One Family Residential with an MR Mixed Residential Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing to construct a 16-unit, single-family site condominium development on 4.72 acres located on the north side of Avon, east of Rochester. The site is zoned R-3 with an MR Mixed Residential Overlay and is surrounded by single-family zoning developed with homes, except to the west where there is a Korean Baptist Church. The site will be developed using the MR standards. The lots will be accessed by an internal street off of Avon to a T intersection stubbed to the east and west. There will be internal sidewalks, and there is an existing sidewalk along Avon. The development is in compliance with all MR requirements except for the parcel size, which can be modified by the Planning Commission. The development proposes a density of 3.39 units per acre; lower than the 3.45 units per acre permitted. The plans propose preserving open space, with a total of 17,027 s.f. (10, 280 s.f. required) with a crushed compact stone trail with an outdoor exercise area (called Parklette). There is a proposed detention pond in the southeast corner of the site.



The applicant met with a group of the surrounding neighbors to show the plans and answer any questions. He felt that they were receptive and can discuss it further at the meeting.

The site is governed by the previous version of the City's Tree Conservation Ordinance, and 39% of the trees are proposed to be preserved. All staff have recommended approval. If the Planning Commission agrees that the development will be harmonious and compatible with the surrounding area, below are motions for consideration:

Staff Recommendations

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

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 19-033 (Cambridge Knoll Site Condominiums), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on July 14, 2020, 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 55 regulated trees and replace with 12 tree credits on site and the balance paid 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. 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 \$216.75 per tree.

Motion for Preliminary Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 19-033 (Cambridge Knoll Site Condominiums), the Planning Commission **recommends approval of the Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department on July 14, 2020, with the following findings and subject to the following conditions.

Findings

1. The site condo 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 Avon, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Sidewalks have been incorporated to promote safety

and convenience of pedestrian traffic.

3. The Planning Commission waives the MR requirement of ten acres, finding that the proposed development is in keeping with the standards of Section 138-2.302.
4. Adequate utilities are available to the site.
5. The preliminary plan represents a reasonable street and lot layout and orientation.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
7. 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 performance bond for replacement trees and landscaping in the amount of \$81,072.00, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.
3. Payment into the City's Tree Fund of \$9,320.25 for replacement trees, prior to issuance of a Land Improvement Permit by Engineering.
4. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.

Reference:	Plans dated received by the Planning Department July 14, 2020
Attachments:	Assessing Department memo dated 8/9/19; Building Department memo dated 9/5/19; DPS/Engineering memo dated 7/28/20; Planning Department Memo dated 7/28/20; Fire Department memo dated 7/20/20; Parks & NR memo dated 7/14/20, Street Committee Memo dated 7/15/20; RCOC Letter; WRC Letter; EIS, Emails in support, Neighbor letters; PHN, TRP Notice

i:\pla\development reviews\2019\19-033 cambridge knoll\pc mtg. 8-18-20\staff report 8-18-20.docx