



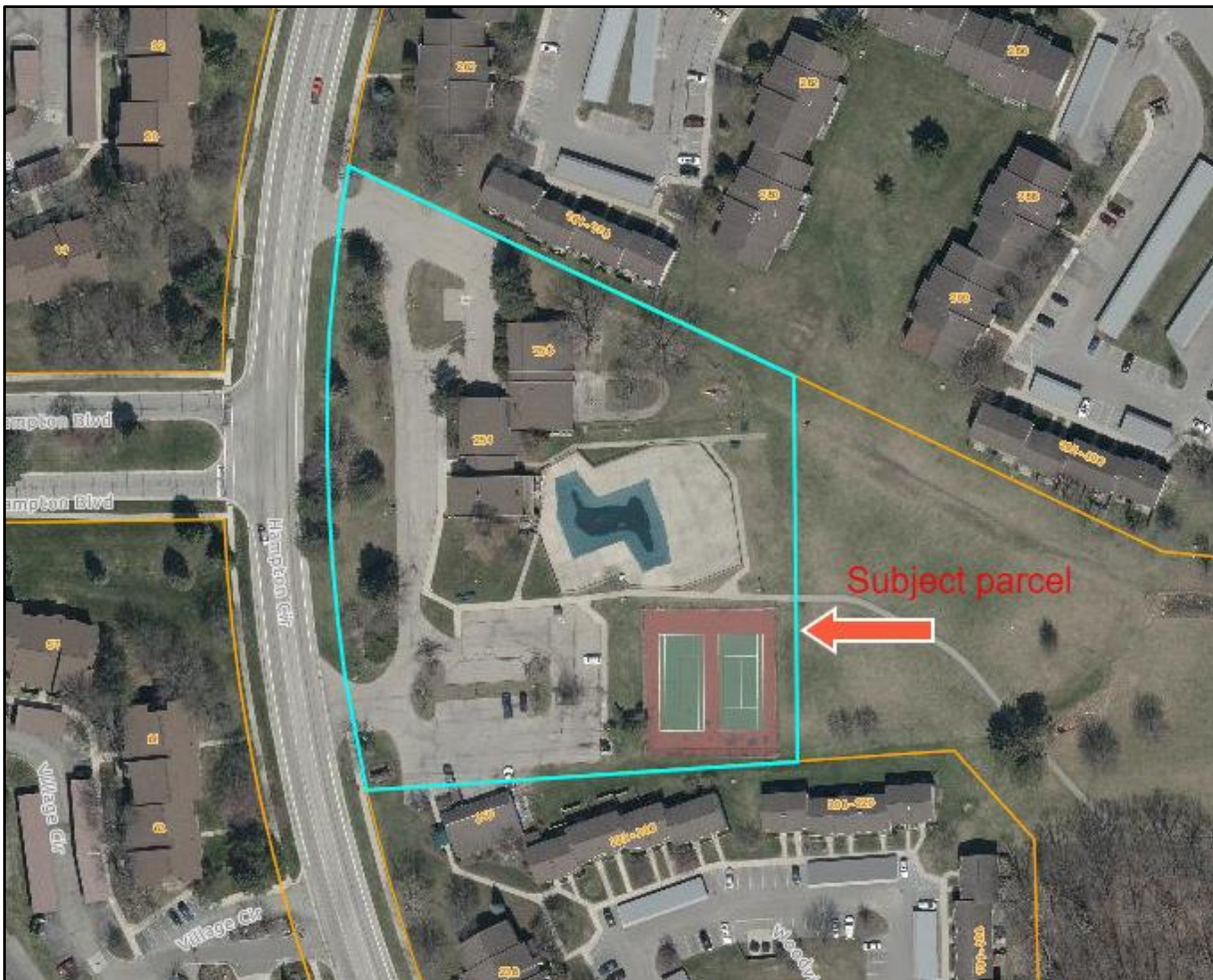
Department of Planning and Economic Development

Staff Report to the Planning Commission September 3, 2024

PSP2024-0007/PTP2024-0004

Hampton Community Center and Pool

REQUEST	Site Plan Approval Tree Removal Permit
APPLICANT	Stucky Vitale Architects, 27172 Woodward Ave., Royal Oak, MI 48067
LOCATION	254 Hampton Circle, located east of Rochester Rd. and south of Hamlin Rd.
PROJECT NO.	J2024-0082 (PSP2024-0007 and PTP2024-0004)
PARCEL NO.	15-26-176-003
ZONING	R-4 One Family Residential District
STAFF	Chris McLeod, AICP, Planning Manager



Summary

The applicant is proposing to demolish the existing community center and pool located at the overall Hampton residential development, and construct a new community building and pool and recreation area in the same location. The community center is located at the end of the western entrance of the Hampton development. The specific community center site is located in the R-4 One Family Residential District, while the surrounding properties are all zoned for multiple family purposes. Since the community center building, the pool and ancillary recreational improvements will replace and modernize the existing facilities already onsite, the City is processing the application as a site plan and a tree removal permit. Below is the summarization of the abutting zoning, future land use categories and existing land uses

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential District	Existing Community Center, recreation area and pool	Multiple Family
North	RM-1 Multiple Family Residential District	Multiple family residential	Multiple Family
South	RM-1 Multiple Family Residential District	Multiple family residential	Multiple Family
East	R-4 One Family Residential District	Common open space	Private Recreation/Open Space
West	RM-1 Multiple Family Residential District	Multiple family residential	Multiple Family

The proposed improvements to the site when completed will include the new community building, a pavilion, swimming pool, various playground areas, tennis courts, a pickleball court, sand volleyball court and splash pad area. Also included in the proposed improvements are various additional sidewalk areas and bicycle racks that are proposed to be compliant with city specifications for streetscape standards.

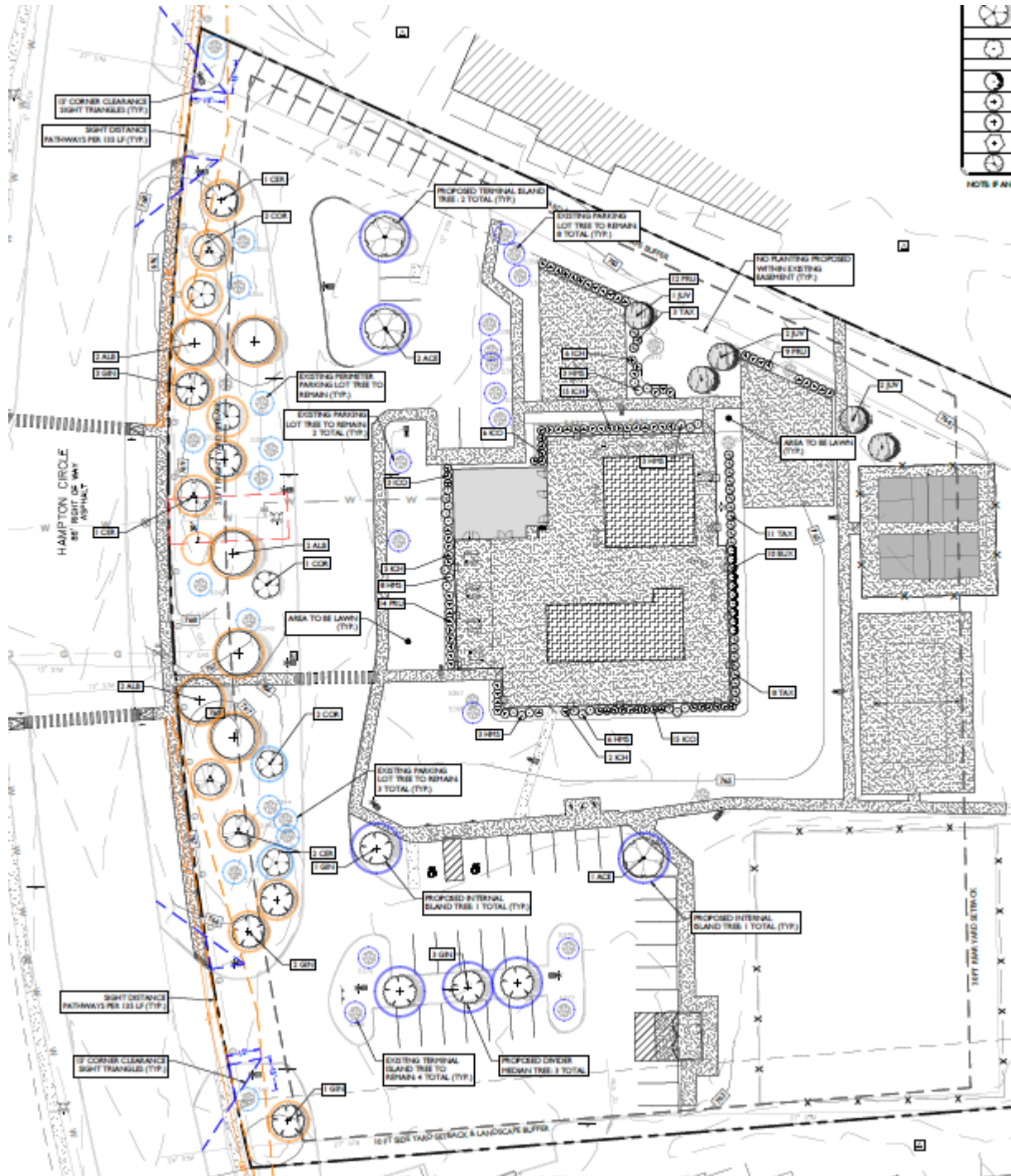
The plans do not propose any significant expansion to the existing parking lot or the existing driveway that accesses the community center area as a whole. The parking lot will be improved with additional curbing, islands, striping and tree plantings.

During the various site plan reviews conducted for this proposal, staff worked with the applicant to provide additional pathway along Hampton Circle as well as dedicated crosswalks on Hampton Circle to help facilitate pedestrian movement through the site. In addition, a dedicated pedestrian connection from the building to the exterior pathway system will also be provided. These connections will all be universally accessible.

The site currently does not have a dedicated dumpster enclosure that is in compliance with City standards. The proposed site plan includes a dedicated area and dumpster enclosure for the site which are in compliance. The site plan also depicts several new lighting fixtures to provide additional lighting throughout the community center area. Finally, new fencing will be provided around a number of the recreational amenities such as the pickleball, tennis courts, and the pool area.

The landscape plan shows the planting of approximately nineteen (19) deciduous trees, five (5) evergreen trees and nine (9) ornamental trees in an effort to help bring the site into compliance with the City's right-of-way planting and parking lot planting requirements. The landscape plan also shows a number of additional shrubs and plants being planted along the building foundation and around a number of the recreational amenities. The proposed plantings will provide a significant upgrade to the landscaping aesthetic along Hampton Circle and the site.

Hampton Community Center and Pool Site Plan



Hampton Community Center and Pool Renderings



Tree Removal Permit

The tree survey provided by the applicant indicates a total of forty-one (41) trees being located on the specific community center site. Of these trees, nine (9) are considered to be specimen trees and nineteen are standard regulated trees. The applicant is requesting to remove four (4) regulated trees and one (1) specimen tree since they are generally located proximate to the existing building and likely would not survive the demolition and rebuilding processes. The applicant is proposing one (1) replacement tree and utilizing the specimen tree preservation credit as permissible by Ordinance. Parks and Natural Resources has determined the plan is in compliance with City requirements.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Provide updated landscape cost estimate for purposes of establishing an appropriate landscape bond as required by Ordinance.	Approval
Fire		Approval

Department	Comments & Waivers/Modifications	Recommendation
Building	<p>Appropriate demolition permits will be required for the removal of the existing structure and pool.</p> <p>Appropriate building permits will be required for construction of new buildings and structures.</p> <p>All public routes shall be accessible and have proper sloping.</p>	Approval
Assessing		Approval
Engineering	Land improvement permit will be necessary.	Approval
Engineering (Traffic)		Approval
Engineering (Legal)		Approval
Parks & NR		Approval

Review Process

The site plan review and Tree Removal Permit require Planning Commission action. After Site Plan and Tree Removal Permit approval, full engineering and construction plans will be reviewed administratively.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. PSP2024-0007 (Hampton Community Center and Pool), the Planning Commission **approves** the **Site Plan**, based on plans received by the Planning Department on August 1, 2024, 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 the existing driveway for the existing community center from Hampton Circle, and the proposed development only replaces and updates the existing community center, pool and recreation areas with newer, more modern facilities, and therefore should not increase the overall intensity of the use onsite, thereby the proposed plans promote safety and convenience of vehicular traffic both within the site and on adjoining streets. The proposed site will remain fully integrated into the overall Hampton community development.
3. Off-street parking areas are remaining largely unchanged at this time and have been designed to avoid common traffic problems and promote customer 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 by providing additional

community and recreational amenities onsite in addition to a number of new tree and shrub plantings onsite.

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. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff including all comments noted on the site plans contained within the Planning Commission packets.
2. Provide a landscaping bond in an amount deemed acceptable by City Staff, based on the cost estimate for landscaping and irrigation, plus inspection fees.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PTP2024-0004 (Hampton Community Center and Pool) the Planning Commission **grants** a **Tree Removal Permit** based on plans received by the Planning Department on August 1, 2024, 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 City's Tree Conservation Ordinance.
2. The applicant is proposing to remove a total of four (4) regulated trees and one (1) specimen tree as a part of the site development. The removal of these trees requires replacement of a total of one (1) tree onsite.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
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