

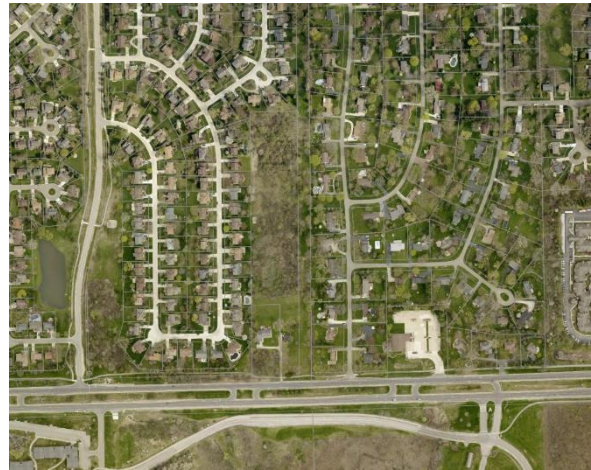
Walton Oaks Condominiums

REQUESTS	Preliminary Site Condo Plan Recommendation, Tree Removal Permit
APPLICANT	Walton Oaks, LLC 14496 North Sheldon, Suite 230 Plymouth, MI 48170
LOCATION	3510 Walton Road, north side of Walton Road, west of Adams Road
FILE NO.	JSC2022-0002, PSP2022-0005, PTP2023-0003
PARCEL NOS.	15-07-376-038
ZONING	R-2 One Family Residential
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing to develop an 11-unit detached single family condominium development on 6.85 acres located on the north side of Walton Blvd., between Adams Road and the City's western boundary. The site is zoned R-2 One Family Residential District and is surrounded by other single family developed properties.

The applicant is utilizing the City's lot width averaging provisions located in *Section 138-5.200*, which allows for lot widths to be modified, provided the average lot width of all lots is not less than the width required for the district (the R-2 One Family Residential District). The average lot sizes within the development will be 100.45 feet in width and 15,120 square feet. The minimum lot sizes in the R-2 One Family District is 100 feet in width and (15,000 square feet in area.



It is noted that the existing residence to the west, along the Walton frontage, which is not a part of the overall development, will have access to Peregrine Street (appropriate access easements will be required). In addition, the abutting property owner will maintain the evergreen trees proposed to be installed on their property by the applicant. To ensure long term maintenance of these trees, the appropriate landscape maintenance easements will be required.

Review Process

The site condominium development process includes a number of reviews at Administrative, Planning Commission and City Council levels. The Preliminary Site Condominium review process requires review and approval by the Planning Commission and City Council. Once achieved, Final Site Condominium review also requires Planning Commission and City Council review and approval. After Final Site Condominium review full engineering and construction plans are reviewed administratively.

Updated Information

At the February 2023 meeting the Planning Commission included a request for additional information in regards to the overall development. This included tree preservation onsite, tree replanting requirements onsite, the need for additional architectural variation, an updated EIS document, the need for a meeting with abutting landowners, and the ownership/living arrangements of residents within the homes to be clarified.

Since the February Planning Commission meeting, the applicant has provided revised landscaped plans that have been reviewed and approved by the City's Natural Resources Department. The revised landscape plans provide for upsized (12' vs. 8') evergreen trees, primarily along the east side of the development. The applicant and Natural Resources Department worked to determine appropriate ratios of replacement tree requirements vs. proposed planting sizes that were permissible based on Ordinance requirements.

The applicant has provided a series of different architectural drawings depicting four (4) different base home designs and several different architectural variations of each of the base designs.

In regard to home ownership and overall living arrangements, the City Attorney's Office has reviewed the item with the applicant's legal counsel and relevant State Statutes and has determined that the physical living arrangements being proposed as a part of the development do constitute a single family living unit and therefore comply with the requirements of the City's one family residential districts.

Finally, as a part of the motion to postpone action, the Planning Commission required the developer to hold a meeting with the impacted residents. The meeting for the proposed Walton Oaks development took place on March 6, 2023. Based on the attendance sheet provided it appears 18 residents attended the meeting.

Tree Removal Permit

The applicant has provided a tree survey that indicates a total of 361 trees onsite initially qualified as regulated trees. Of those a total of 58 trees were located within defined building envelopes, therefore were exempt from calculations. Of the remaining 303 qualified regulated trees, a total of 127 are proposed to be saved during development. In addition a total of 38 specimen trees are proposed to be removed, while 30 are proposed to be saved. Based on City requirements and the number of trees proposed to be removed, a total of 183 replacement trees plus an additional 546" (total caliper inches) are required for the site. The applicant is proposing to plant 333 replacement trees and pay the equivalent of 44 trees into the City's tree fund.

Modifications Requested

The applicant as a part of the plan review process has requested a Planning Commission modification to allow sidewalk to be installed on only one side of Peregrine Street. The sidewalk would be located on the west side of the street, along the frontage of the home sites within the development. Modifications of the sidewalk requirement along a local roadway are provided for in *Section 138-2.205* (Engineering Requirements) of the Zoning Ordinance. The site condominium plan as currently proposed only has home sites on the west side of the road; no home sites will be located on the east side of Peregrine Street. With the limited number of home sites and with home sites only on one side of the roadway, the need for sidewalks on both sides of the roadway is likely reduced.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Planning Commission modification requested for sidewalks on one side of street.	Approval
Engineering	Comments noted on site plan to be handled at construction plan review	Approval
Fire	No comment	Approval
Building		Approval
Forestry	Provide location/distinguish between replacement trees and other required tree plantings.	Approval
Assessing		Approval
Street Committee	Provide street name for "T" turn at rear of site.	Denial

Motion for Preliminary Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. PSP2022-0005 Walton Oaks Condominium, the Planning Commission **recommends** to the City Council **Approval** of the **Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department on March 16, 2023 and supplemented with updated landscape plans received April 10, 2023, 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 Walton Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The preliminary plan represents a reasonable street and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. 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.
7. The requested modification for sidewalks to be located solely on the west side of Peregrine Street is warranted due to the limited number of home sites and the home being located only on one side of the street.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters,

prior to final site condominium site plan approval including providing the appropriate street names for City Approval.

2. Provide a landscape bond in the amount of \$197,350.00, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. Provide payment, equal to the current required fee for replacement trees, along with any additional fees associated with such, into the City's Tree Fund for the remaining 44 trees identified on the site plan.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PSP2022-0005 (Walton Oaks Condominium) the Planning Commission **grants** a **Tree Removal Permit (PTP2023-0003)**, based on plans received by the Planning Department on March 16, 2023 and supplemented with updated landscape plans received April 10, 2023, 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 183 regulated trees and 38 specimen trees, and provide 333 replacement trees, and plant an overall total of 432 trees (replacement plus required trees) onsite.
3. The applicant has increased the size of plantings in certain areas of the site to reduce the number of trees being paid into the City's tree fund and to provide additional plantings and screening onsite above and beyond ordinance requirements.

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. Provide payment, equal to the current required fee for replacement trees, along with any additional fees associated with such, into the City's Tree Fund for the remaining 44 trees identified on the site plan.