



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 16, 2018

Woodland Crossing

REQUEST	Tree Removal Permit Preliminary Site Condominium Plan Recommendation
APPLICANT	Andy Montalbano MJC Woodland Crossing, LLC 46600 Romeo Plank Macomb, MI 48044
LOCATION	Auburn Rd., east of John R
FILE NO.	17-035
PARCEL NOS.	15-25-352-017, -018
ZONING	R-4 One Family Residential
STAFF	Kristen Kapelanski, AICP, Manager of Planning

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Summary

The applicant is proposing to construct a 15-unit, single-family site condominium development on a little over five acres located on the north side of Auburn Rd. between Gravel Ridge and Frankson Ave (east of John R). Prices will begin at \$360,000.00. The lots will be accessed by an internal street proposed off of Auburn with a T turnaround at the north end. The turnaround, per the Fire Department's requirement, will be constructed on a vacant lot (lot #8) that will be developed in the future should the proposed street become a through street. Internal sidewalks will be added for pedestrians. There is a sidewalk along Auburn which will be improved and accommodate the development's entranceway. No usable open space is proposed for the residents.

Adjacent Land Uses and Zoning

The site is zoned R-4 One Family Residential which permits the intended use. The site is surrounded by residential zoning developed with homes/vacant parcel on all sides, and one of the City's Fire Stations is immediately to the east on Auburn. The site is Master Planned Residential 3.

Development Layout

The development, using the lot size averaging option, is in compliance with lot widths ranging from 72 to 75.95 feet and lot areas ranging from 10,058 sq. ft. to 10,502 sq. ft. Using lot size averaging, the minimum lot width required in the R-4 district is 80 feet and not less than 72 feet, and the minimum area required is 9,600 sq. ft.

and not less than 8,640 sq. ft. The development proposes a density of 3.2 units per acre; lower than the 3.4 units per acre permitted.

Storm water will be collected in a detention basin at the southeast corner of the development and routed to an enclosed storm drain system. A Soil Erosion Permit will be required for related earth disruption. The storm water detention basin has been approved by the Engineering Department with several conditions that can be addressed during construction plan review.

Review Considerations

1. **Site Layout.** The proposed development is in compliance with all setback, area and building requirements of the R-4 district for lot averaging.
2. **Tree Removal.** The Tree Conservation Ordinance applies to this development. There are 216 regulated trees on site and 134 are proposed to be removed and replaced with 136 tree credits onsite, saving approximately 37.5% of the trees. A Tree Removal Permit is required, and a motion is included below.
3. **Lighting.** A lighting plan is not anticipated.
4. **Natural Features.** The site does not contain any impacts to natural features setbacks or wetland areas in the subject development area.
5. **Landscaping.** All landscaping requirements of Section 138-12.100-308 are in compliance. Please refer to 5. Landscaping in the Planning memo dated January 25, 2018 for what is required and proposed. A performance bond for landscaping and \$200 per unit for street trees to be paid into the City's Tree Fund, along with an irrigation plan, will be required prior to issuance of a Land Improvement Permit by Engineering.
6. **Architecture.** The proposed buildings are generally designed in accordance with the City's Architectural Design Standards. Proposed materials and colored elevations are included. Please refer to the attached colored renderings.
7. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's building and engineering departments, and their comments can be handled during construction/building plan approval. Please refer to the appropriate attached reviews.

Site Plan Summary

Section 122-367(b) requires that approval of a preliminary one-family detached site condominium plan be based upon compliance with the applicable sections and regulations of the Land Division article of the Code of Ordinances, availability and adequacy of utilities, an acceptable comprehensive development plan, a reasonable street and lot layout and orientation, and an environmental plan showing no substantially harmful effects. The plans are technically compliant and staff therefore recommends that the Planning Commission grant a recommendation of approval to City Council for Woodland Crossing, City File No. 17-035.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 17-035 (Woodland Crossing), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on January 9, 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 remove 134 regulated trees and replace with 136 tree credits on site.

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.

Motion for Preliminary Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 17-035 (Woodland Crossing, the Planning Commission **recommends approval of the Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department on January 9, 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 Auburn, 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. 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.

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 \$47,213, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.
3. Provide an irrigation plan plus cost estimate with Final Plan submittal.
4. Payment of \$3,000 into the City's Tree Fund for one street tree per unit, prior to the issuance of a Land Improvement Permit by Engineering
5. 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 January 9, 2018, prepared by Land Development Consulting Services, Inc. and Nunez Design.

Attachments: Assessing Department memo dated 12/6/17; Building Department memo dated 9/18/17;

Woodland Crossing

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DPS/Engineering memo dated 12/18/17; Planning Department Memo dated 1/25/18; Fire Department memo dated 12/14/17; Parks & Forestry memo dated 1/31/17; WRC letter dated 9/18/17; EIS; Tree Removal Notice; PSCP Notice.

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