



Department of Planning and Economic Development

Staff Report to the Planning Commission November 13, 2015

Townhomes on Maplehill Condominiums

REQUESTS	Tree Removal Permit Natural Features Setback Modification Site Plan Approval
APPLICANT	Ronald A. Jona, RA The Ron Jona Collaborative 29110 Inkster Road, Suite 150 Southfield, MI 48034
LOCATION	North of Tienken, West of Orion Rd. off of Maplehill Rd.
FILE NO.	05-008.2
PARCEL NO.	15-03-326-019
ZONING	RCD, One Family Cluster
STAFF	Sara Roediger, AICP, Manager of Planning

In this Report:

Summary.....	1
Development Layout.....	2
Review Considerations.....	2
Motion to Approve a Tree Removal Permit.....	3
Motion to Approve a Natural Features Setback Modification t.....	3
Motion for Condominium Plan Approval.....	4

Summary

The Townhomes on Maplehill project consists of 10 attached units in five two-unit buildings on 3.5 acres connecting to Maplehill Rd., which runs west off Orion, north of Tienken. Eight units are ranches with walk-out basements and two are two stories with basements, each 1,800 square feet per level. The units will be for sale condominiums with a price point starting at \$400,000. The site will be accessed from Maplehill Rd. from the Avon Hills subdivision to the east. The applicant approached the owner of the property to the south to have access to the site from Cliffview Dr. However, the owner will not allow access to the site from Cliffview Dr. for anything other than emergency access, which will be provided via a keyed entry from Cliffview Dr., as indicated in the attached email dated August 10, 2015. The subject site is directly to the south of vacant land in the Summit attached condo development and is zoned and master planned for cluster housing (RCD), as is the Summit. Kings Cove condos are to the west of the subject site, which is an attached condominium development zoned RM-1, Multiple Family Residential; the Cliffview Apartments, also zoned RM-1, are to the south; and there is a single-family neighborhood to the east (Avon Hills). Wetlands have been identified at the northern edge of the parcel, but the City's wetland consultant, ASTI, confirms that a Wetland Use Permit will not be required, as the development is not impacting the wetland. The project includes 1.78 acres of private open space. Stormwater will be detained on site and discharge into the existing wetland to the north.

Development Layout

The RCD district was introduced to allow flexibility on sites that could have difficult topography and slopes, making conventional regulations harder to adhere to. The RCD district, in exchange for allowing cluster development or designs other than single family, requires 25% of a site to be preserved as private open space. The proposed development includes 1.78 acre of open space, which is slightly over than 50%. The permitted density is three dwelling units per acre, the proposed project is less dense, at 2.82 units per acre.

Review Considerations

1. **Tree Removal.** The site is subject to the City's Tree Conservation Ordinance and any regulated tree removed must be replaced with one tree credit. There are 222 regulated trees being removed which are being replaced with 111 trees at two credits each.
2. **Landscaping/Tree Removal.** The plans comply with the landscaping and tree replacement requirements applicable to the site, subject to the following conditions:
 - a. Provide a landscape bond in the amount of \$57,425 plus inspection fees, prior to issuance of a land improvement permit.
 - b. Submit an irrigation plan and cost estimate, prior to final approval by staff.
3. **Wetlands/Natural Features.** There will be no impacts to the city and DEQ regulated wetlands on-site (.06 acre total on-site) are proposed on the plans; therefore, a Wetland Use Permit is not required. The proposed site layout requires a temporary Natural Features Setback Modification for 105 lineal feet to construct a section of storm water pipe and associated rip-rap spillway near the west end of the on-site wetland. ASTI, the City's environmental consultant agrees that this activity qualifies for an exception to the natural features setback and a motion for a modification is included. See the letter from ASTI dated October 8, 2015 for additional information. The applicant has added a permanent shrub barrier along the perimeter of the natural features setback where retaining walls are not used to prevent encroachment into the setback per staff's recommendation.
4. **Architecture.** The proposed building elevations will consist of high quality buildings designed to meet the intent of the City's Architectural Design Standards. Building materials consist of stone veneer with pre-finished hardiplank horizontal siding, as noted on the colored rendering. Vinyl siding will not be used.
5. **Condominium Documents.** The applicant must submit a proposed master deed and bylaws for staff and city attorney review and approval as part of the construction review process.
6. **Other Reviews.** The plans have been reviewed and have received a recommendation of approval from the city's engineering and fire departments, without any conditions as the plans meet all applicable ordinances.

Site Plan Summary

The proposed site plan has been reviewed by all applicable departments within the city and is recommended for approval or approval with conditions. Subject to any changes or conditions recommended by the Planning Commission, staff recommends approval of the following motions in reference to City File No. 05-008.2.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 05-008.2 (Townhomes on Maplehill Condominiums), the Planning Commission grants a Tree Removal Permit for 222 regulated trees, based on plans dated received by the Planning Department on October 29, 2015, with the following findings and subject to the following condition.

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 222 regulated trees with 222 tree replacement credits, as required by the Tree Conservation Ordinance.

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 Tree Fund.

Motion to Approve a Natural Features Setback Modification

MOTION by _____, seconded by _____, in the matter of City File No. 05-008.2 (Townhomes on Maplehill Condominiums), the Planning Commission **grants a natural features setback modification** for 105 linear feet for impacts from the construction of a section of storm water pipe and associated rip-rap spillway near the west end of the on-site wetland based on plans dated received by the Planning and Economic Development Department on October 29, 2015 with the following findings and conditions:

Findings

1. The temporary impact to the Natural Features Setback area is necessary to construct a section of storm water pipe and associated rip-rap spillway near the on-site wetland.
2. The proposed construction activity qualifies for an exception to the Natural Features Setback per the ASTI Environmental letter dated October 8, 2015.

Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Illustrate the proposed shrub barrier to identify the natural features setback in lieu of a boulder wall, prior to final approval by staff.
3. All areas of temporary Natural Features Setback impacts must be restored to original grade with original soils or equivalent soils and seeded with a City-approved seed mix, where possible, prior to final approval by staff or the City's Wetland consultant.
4. Change Natural Features Setback impacts from square feet to lineal feet per 5 b. of the ASTI Environmental letter dated October 8, 2015, prior to final approval by staff.

Motion for Condominium Plan Approval

MOTION by _____, seconded by _____, in the matter of City File No. 05-008.2 (Townhomes on Maplehill Condominiums), the Planning Commission **approves** the **condominium plan** based on plans dated received by the Planning Department on October 29, 2015, with the following findings and subject to the following conditions.

Findings

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential condominium standards.
2. Adequate utilities are available to properly serve the proposed development.
3. The condominium plan represents a reasonable and acceptable plan for developing the property.

Conditions

1. City approval of all easements and recording of such easements with the Register of Deeds prior to issuance of a Land Improvement Permit.
2. City attorney approval of the condominium documents, prior to final approval by staff.
3. Provide cost estimate and irrigation plan for staff review prior to final approval by staff.
4. Submit a landscape bond in the amount of \$57,425 plus inspection fees, prior to issuance of a Land Improvement Permit.
5. Approval of required soil erosion permit and approval from outside agencies.
6. Provide a cross access easement to access Cliffview Dr., prior to issuance of a Land Improvement Permit.

Reference: Plans dated received by the Department of Planning and Development on 10/29/15 : Title Sheet, Sheet Index and Vicinity Map, Sheet CS-1; Boundary, Topography & Tree Survey, Sheet C-1; Tree List, Sheet C-2; Preliminary Site Plan, Sheet C-3; Utility Plan, Sheet C-4; Steep Slope Plan, Sheet C-5; Tree Preservation Plan, Sheet L-1; Landscape Plan, Sheet L-2, prepared by NF Engineers; Floor Plan, Sheet A-1; Garden Level Plan, Sheet A-2; Attic Plan, Sheet A-3; Front and Rear Elevations, Sheet A-4; Side Elevations, Sheet A-5; Roof Plan and Isometrics, Sheet A-6; Site Details, Sheet A-7; and Site Photometrics, Sheet SP-1, prepared by The Ron Jona Collaborative (Sheets 1-10 prepared by Fenn & Associates, Inc.; Landscape Plans, Sheets L-1 thru L-4, dated/ revised August 5, 2013 prepared by James C. Scott & Associates).

Attachments: Assessing Department memo dated 7/1/14; Building Department memo dated 10/5/15; Fire Department memo dated 10/15/15; Parks & forestry Department memo dated 4/20/15; DPS/Engineering Department memos dated 10/16/15 and 11/06/15; Planning Department memo dated 11/6/15; Street Committee memo dated 4/9/15; Email from Cliffview Apts. Owner dated 8/10/15; ASTI Environmental letter dated 10/8/15; EIS dated 7/28/15; and TRP Notice.

i:\pla\development reviews\2000s\2005\05-008.2 townhomes at maplehill\2015 revised plans\staff report 10-16-15.docx