



## Department of Planning and Economic Development

Staff Report to the Planning Commission

June 16, 2017

### Innovation Hills

<b>REQUEST</b>	Tree Removal Permit Site Plan Approval
<b>APPLICANT</b>	Ken Elwert, Director of Parks and Forestry City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309
<b>LOCATION</b>	North side of Hamlin, East of Adams Rd.
<b>FILE NO.</b>	17-015
<b>PARCEL NOS.</b>	15-20-300-005 and 15-29-101-020
<b>ZONING</b>	R-2 One Family Residential
<b>STAFF</b>	Sara Roediger, AICP, Director of Planning and Economic Development

#### *In this Report:*

Summary.....	1
Site Plan Review Considerations .....	2
Motion to Approve a Tree Removal Permit.....	2
Motion to Approve Site Plan .....	3

### Summary

The City's Parks and Forestry Department is proposing to start development of the park as recommended in the approved Riverbend Park Strategic Framework Plan. The first phases include development of the water feature area, installation of associated amenities including benches, gazebo shelter, solar power charging station and bike racks, refinement of the parking lot and bioswale and expansion of the trail system around the ponds, including glow in the dark pavers and the senior and children's play areas and sensory garden. The park, formerly called Riverbend Park is located on Hamlin, east of Adams and totals approximately 112 acres. This action requires site plan approval as well as a tree removal permit.

#### **Adjacent Land Uses and Zoning**

The site is zoned R-2 One Family Residential which permits the intended accessory use, and it is surrounded by residential zoning developed with homes on the west, north and east sides and to the south across Hamlin, there is vacant land zoned residential with a landfill area. The site is master planned Park/Public Open Space & Residential 3.

## Site Plan Review Considerations

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1. **Site Layout.** Buildings are not proposed at this time, however improvements to specific recreation areas are proposed. The site is in compliance with all area, setback and building requirements. Eight trash/recycling bins and three dog waste stations are also proposed throughout these areas. Internal wayfinding signage is proposed throughout the developed areas.
2. **Parking/Access.** As a park, there are no ordinance requirements on the number of spaces. The minimum number of parking spaces for municipal use is one space per employee and 46 spaces for phase I and II are proposed. Two barrier free spaces for 46 spaces are required, and four are being proposed (2 in each phase). Dimensions for the parking spaces must be provided. All parking setbacks are in compliance.
3. **Tree Removal.** The Tree Conservation Ordinance applies to this development. The requested tree removal permit is for 500 trees; however, this is a worst case estimate and covers trees that have already been removed as part of the development thus far, and all the development planned for the entire park. The park will be developed in a manner to minimize any tree removal as much as feasible, and replacement trees will be planted on-site.
4. **Lighting.** Exterior lighting is not proposed at this time. If new lighting is proposed, a photometric plan will be required.
5. **Natural Features.** The site does not contain any impacts to natural features setbacks or wetland areas in the subject development area.
6. **Landscaping.** Extensive landscaping is proposed. Please refer to 8. Landscaping in the Planning memo dated June 6, 2017 for the requirements.
7. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's building department and the engineering comments can be handled during construction plan approval. Please refer to the appropriate attached reviews.

## Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees that the development areas will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 17-015 (Innovation Hills).

## Motion to Approve a Tree Removal Permit

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 17-015 (Innovation Hills), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on May 22, 2017, 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 replace up to 500 regulated trees with 500 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 to Approve Site Plan

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 17-015 (Innovation Hills), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on May 22, 2017, 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 Hamlin Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Paths have been incorporated to promote safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the school visitors.
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.
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.

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Reference: Plans dated received by the Planning Department May 22, 2017 prepared by Nunez Design

Attachments: Building Department memo dated 5/27/17; DPS/Engineering memo dated 6/9/17; Planning Department Memo dated 6/6/17; Tree Removal Notice.

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