



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 13, 2015

Barrington Park Final PUD	
REQUESTS	Final PUD Agreement Recommendation Site Plan Approval Recommendation Tree Removal Permit Approval
APPLICANT	IAC Barclay, LLC 6689 Orchard Lake Rd., Suite 314 West Bloomfield, MI 48322
AGENT	Gary Shapiro
LOCATION	Northeast corner of Auburn and Barclay Circle
FILE NO.	14-012
PARCEL NOS.	15-26-376-007
ZONING	O-1, Office Business
STAFF	Ed Anzek, AICP, Director Sara Roediger, AICP, Manager of Planning

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Overview

The applicant is requesting Final Approval of a Planned Unit Development (PUD) to develop a 148-unit residential project on 15.6 acres located at the northeast corner of Auburn and Barclay Circle. The site abuts the City's DPS facility and Edinshire Subdivision to the east; office buildings to the north; across Barclay Circle to the west is the Hampton Village shopping plaza; and to the south are the Wildflower Subdivision and Brooklands Elementary School. The proposed 148 units represent a net density of 9.48 units per acre using the entire area of the site. Through the use of the PUD, the city has the ability to be flexible with regulations of the RM-1 district, which would generally be applicable, and the Planning Commission approved the density at the conceptual stage. The applicant is proposing three bedroom condominium units in 30 buildings, each with three to six units. Open space is provided in various areas of the development, including five pocket parks, for a total of 1.57 acres. The parks will provide both passive and active recreation areas and include amenities such as pathways, benches, trellises, planters

and dog waste stations. The proposed units will be approximately 1,500 to 1,700 square feet in area, and all units have two-car garages located in the rear of the buildings. Buildings will be comprised of a mixture of brick, stone, vinyl, horizontal and shake siding and have pitched roofs containing dormers. Ingress and egress will be from the public streets (Auburn and Barclay Circle). There will be a comprehensive sidewalk system throughout the development connecting buildings, parking, recreation areas and public sidewalks along Barclay Circle and Auburn. An extensive landscape and screening plan is proposed throughout, which exceeds the city's requirements, with extra plantings provided along the eastern property line to screen the residents to the east.

The applicant received approval of the Preliminary PUD Agreement and exhibits from City Council on November 10, 2014 following a recommendation from the Planning Commission on October 21, 2014, with conditions to be addressed prior to final approval. The final plan is consistent with the conceptual plan regarding road layout, design, landscaping and other proposed improvements. Please refer to the October 21, 2014 Planning Commission minutes for further details.

Standards for PUD Final Site Plan and Agreement Approval

Section 138-7.105(B) lists the standards of approval for final site plans, while *Section 138-7.107* lists the required information in a PUD contract. The final site plans are consistent with the proposed PUD agreement, and the PUD agreement has been reviewed and approved by the City Attorney.

PUD Contract and Final Site Plan Review Considerations

- 1. PUD Agreement.** The proposed PUD agreement is attached and is consistent with the form and content of PUD agreements approved by the City in the past. The City Attorney has reviewed and approved the proposed PUD contract. Please see attached email from Mr. Staran dated January 16, 2015. The PUD Agreement must state all of the modifications from the zoning ordinance that are being requested, including the height of the buildings, should be listed in paragraph 12.
- 2. Final Site Plan.** The proposed final site plan has been reviewed by City Staff on several occasions. Those reviews have required adjustments and changes made by the applicant to address issues identified by different departments, including landscaping, engineering and fire. The currently submitted final site plan has received recommendations for approval with conditions by all applicable city staff. The final site plans that will be revised to address the remaining conditions, as approved by city staff, will be included as exhibits in the PUD agreement.
- 3. Tree Removal.** The Tree Conservation Ordinance regulates the site in that all regulated trees removed must be replaced on a one for one basis. There are 278 regulated trees, all of which are proposed to be removed and replaced on site. There is no minimum preservation requirement applicable to the development, so the trees to be removed must be replaced on a one-to-one basis. 299 replacement tree credits, exceeding requirements, are proposed. As mentioned, proposed plantings in the eastern buffer exceed Ordinance requirements.

Summary

The proposed PUD Agreement and Final Site Plan meet the requirements for Final PUD approval. The proposed Plan and Agreement are consistent with the PUD Concept Plan, and the proposed Final PUD 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. 14-012:

PUD Agreement Recommendation Motion

MOTION by _____, seconded by _____, in the matter of City File No. 14-012 (Barrington Park PUD), the Planning Commission **recommends** that City Council **approves** the PUD Agreement dated December 29, 2014 with the following findings and conditions.

Findings

1. The proposed Final PUD is consistent with the proposed intent and criteria of the PUD option.
2. The proposed Final PUD is consistent with the approved PUD Concept Plan.
3. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties, or the environment.
4. The proposed PUD promotes the goals and objectives of the Master Plan as they relate to providing varied housing for the residents of the City.
5. The proposed plan provides appropriate transition between the existing land uses surrounding the property.

Conditions

1. All of the modifications from the zoning ordinance that are being requested, including the height of the buildings, shall be listed in paragraph 12 of the PUD agreement.
2. The appropriate sheets from the approved final plan set shall be attached to the PUD agreement as exhibits, including the building elevations.
3. All other conditions specifically listed in the agreement shall be met prior to final approval by city staff.

Tree Removal Permit Motion

MOTION by _____, seconded by _____, in the matter of City File No. 14-012 (Barrington Park PUD), the Planning Commission **grants** a **Tree Removal Permit**, based on plans dated received by the Planning and Economic Development Department on January 26, 2015, with the following findings and subject to the following conditions.

Findings

1. The proposed removal and replacement of regulated trees on-site is in conformance with the Tree Conservation Ordinance.
2. The applicant is removing up to 278 regulated trees from the site.
3. The applicant is proposing to provide at least 299 replacement credits.

Conditions

1. All tree protective fencing must be installed, inspected and approved by city staff, prior to issuance of a Land Improvement Permit.

Site Plan Approval Recommendation Motion

MOTION by _____, seconded by _____, in the matter of City File No. 14-012 (Barrington Park PUD), the Planning Commission **recommends** that City Council **approves** the **Site Plan**, dated received January 26, 2015 by the Planning and Economic Development Department, with the following findings and 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 location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
4. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed Final Plan promotes the goals and objectives of the Master Plan by providing an alternative housing option.

Conditions

1. Provision of a performance guarantee based on the landscaping cost estimate, as adjusted if necessary by the city, to ensure the proper installation of trees and landscaping. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
2. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.

Attachments: Site Plans dated received January 26, 2015: Cover Sheet, Sheet CE-1; Existing Conditions, Sheet CE-2; Tree Survey, Sheet CE-3, prepared by Ziemet Wozniak; Site Plan, Sheet CE-4, prepared by Felino A. Pascual and Associates; Overall Paving Plan, Sheet CE-5; Overall Grading and Drainage Plan, Sheet CE-6; 40 Scale Grading and Drainage Plan, Sheet CE-7; 40 Scale Grading and Drainage Plan, Sheet CE-8; Sidewalk Ramp Details, Sheet CE-9; Auburn Road Entrance Details, Sheet CE-10; Barclay Circle Entrance Details, Sheet CE-11; Road Profiles, Sheet CE-12; Soil Erosion Control Plan, Sheet CE-13; Stormwater Management Plan, Sheet CE-14; Overall utility Plan, Sheet CE-15; 40 Scale Storm Sewer Plan, Sheet CE-16; 40 Scale Storm Sewer Plan, Sheet CE-17; 40 Scale Sanitary Sewer Plan, Sheet CE-18; 40 Scale Sanitary Sewer Plan, Sheet CE-19, 40 Scale Watermain Plan, Sheet CE-20; 40 Scale Watermain Plan, Sheet CE-21, prepared by Ziemet Wozniak; Soil Boring Logs, Sheet CE-22 prepared by McDowell & Associates; Overall Landscape Plan, Sheet LS-1; Planting Details, Sheet LS-2; Planting Details, Sheet LS-3; Planting Details, Sheet LS-4; Building Foundation Plantings, Sheet LS-5; Plant Material List and Details, Sheet LS-6; Site Amenities, Sheet LS-7; Entry Details, Sheet LS-8, prepared by Felino A. Pascual and Assoc.; 4 Plex Schematic Front Elevation, Sheet A-1; 5 Plex Schematic Front Elevation, Sheet A-2; 6 Plex Schematic Front Elevation, Sheet A-3; Schematic Rear Elevations, Sheet A-4; Schematic Side Elevation, Sheet A-5; Schematic Floor Plans, Sheet A-6, prepared by TR Design Group.

PUD Agreement dated 12/29/14; Assesing memo dated 9/23/14; Building Dept. memo dated 1/28/15; Parks & Forestry memo dated 2/5/15; DPS/Engineering memo dated 2/5/15; Fire Department memo dated 2/4/15; Planning Department memo dated 2/10/15; Street Committee memo dated 1/21/15; WRC letter dated 10/6/14; Email from J. Staran dated 1/16/15; Planning Commission Minutes dated 10/21/14; and Tree Removal Notice.