



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 1/25/2018
 Re: **Woodland Crossing (City File #17-035)**
Preliminary Site Condominium Plan - Planning Review #3

The applicant is proposing to construct a 15-unit, single-family site condominium development on just over 5 acres on the north side of Auburn Rd. between Gravel Ridge Drive and Frankson Avenue. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*) and One-Family Residential Detached Condominiums Ordinance (*Chapter 122, Article IV*). The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

1. **Condominium Review Process** (*Section 122-366-368*). The condominium review process consists of a two step process as follows:
 - a. **Step One: Preliminary Plan.** The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities, and open space including an environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
 - b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

Compliance Criteria. *Section 122-155(b)* sets forth the criteria that a preliminary condominium plan must meet. Each of the criterion are listed below, followed by staff comments in italics on the proposed project's compliance with each.

- a. Applicable sections and regulations of this Code. *In compliance, see information provided in this review letter.*
 - b. Availability and adequacy of utilities. *In compliance, see engineering and fire review letter.*
 - c. An acceptable comprehensive development plan. *See comments in this review letter regarding lot size variation.*
 - d. A reasonable street and lot layout and orientation. *See comments in this review letter regarding lot size variation.*
 - e. An environmental plan showing no substantially harmful effects. *In compliance, an Environmental Impact Statement (EIS) has been submitted that meets ordinance requirements. There are no regulated wetlands or natural features setback impacts for the proposed project.*
2. **Zoning and Use** (*Section 138-4.300*). The site is zoned R-4 One Family Residential District Residential which permits one-family detached dwellings as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential	Single family homes	Residential 3
North	R-4 One Family Residential	Vacant	Residential 3
South	R-3 One Family Residential	Single family homes	Residential 3
East	R-4 One Family Residential	Single family homes	Residential 4
West	R-4 One Family Residential	Single family homes	Residential 3

3. **Site Layout** (*Section 138-5.100-104 and 138-5-200*). Refer to the table below as it relates to the area, setback, and building requirements of the R-4 district.

Requirement	Proposed	Staff Comments
Avg. Min. Lot Width (<i>Lot Size Variation option</i>) 80 ft., no lot less 72 ft. (10%)	Lot sizes vary from 72 ft. to 75 ft.	In compliance
Avg. Min. Lot Area (<i>Lot Size Variation option</i>) 9,600 sq. ft., no lot less 8,640 sq. ft. (10%)	Min. 10,056	In compliance
Max. Density 3.4 dwelling units/acre=17 units	15 units (3.2 units per acre)	In compliance
Max. Height 2.5 stories/30 ft.	2.5 stories/30 ft.	In compliance
Min. Front Setback 25 ft.	25 ft.	In compliance
Min. Side Setback (each/total) 10 ft./20 ft.	10 ft./20 ft.	In compliance
Min. Rear Setback 35 ft.	54 ft. (includes tree preservation area)	In compliance
Min. Floor Area 912 sq. ft.	2,000+ sq. ft.	In compliance
Max. Lot Coverage 30%	30%	In compliance

4. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.
 - a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS has been submitted that meets ordinance requirements.
 - b. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced.
 - 1) **Minimum Number of Trees Preserved.** 37% of the total number of regulated trees must be preserved, and 37.5% are proposed to be preserved.
 - 2) **Replacement Trees.** The plans indicate that there are 134 replacement trees required, which are being replaced with 136 on-site tree replacements. There are a variety of tree types and sizes proposed as replacement credits. A breakdown is provided on Sheet LA-1.1.
 - a. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
 - b. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any required natural features setbacks.
 - c. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.

5. **Landscaping** (*Section 138-12.100-308 and Section 122-304(7)*). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project. These requirements are in addition to replacement credits required above.

Street Trees (internal street) Min. 1 deciduous per lot = 9 deciduous	0 deciduous	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
Right of Way (Auburn: 340 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 10 deciduous + 6 ornamental	4 deciduous 4 evergreen 2 existing evergreen 7 ornamental	In compliance
Stormwater (379 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 6 deciduous + 4 evergreen + 16 shrubs	6 deciduous 4 evergreen 21 shrubs	

- a. All landscape areas must be irrigated. This has been noted on the landscape plan. An irrigation plan must be submitted prior to staff approval of the final site plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plan.
 - b. Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
6. **Architectural Design** (*Architectural Design Standards*). The proposed building elevations have been submitted that meet the intent of the Architectural Design Standards. Individual homes will be reviewed under a separate permit issued by the Building Department.
 7. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). Entryway signage and landscaping is indicated on the plans. A note has been included on the plans that states that all signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Heidi Shevokas
To: Sara Roediger
Date: 12-6-17
Re: File No.: 17-035 Escrow # 287.300
Project: Woodland Crossing Review #2
Parcel No: 70-15-25-352-017 & 018
Applicant: MJC Woodland Crossing LLC

A Combination is required.



From: Craig McEwen, Building Inspector/Plan Reviewer *CDM*
To: Sara Roediger, Planning Department
Date: September 18, 2017
Re: Woodland Crossing – Review #1
Sidwell: 15-25-352-017, -018
City File: 17-035

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: 1 thru 5, LA-1.1, LA-2.0, S-1.0, Charlotte and Galaxy Conceptual Plans and Elevations

Approval recommended based on the following:

1. Provide individual residence plot plans for code compliant site drainage at the time of individual building permit applications.
 - a. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
 - b. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Side-entry garage: 2% minimum, 4% maximum.
 - iii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum is allowed but a design slope of 1.5% will allow for construction inaccuracies.
2. Show detectible warnings at sidewalk and pathway ramps located in the road right-of-ways.
 - a. Provide details complying with Americans Disability Act.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: December 14, 2017
Re: Woodland Crossing

SITE PLAN REVIEW

FILE NO: 17-035

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Identify lot 8 as to be a vacant lot and developed in the future to accommodate the required t-turn around. This t-turn around can be removed and lot 8 can be built upon if the proposed road was to continue to the north and connect to an adjacent residential street, thus eliminating a dead end fire apparatus access road.

William A. Cooke
Assistant Chief / Fire Marshal



JRB

DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Manager of Planning
Date: December 18, 2017
Re: Woodland Crossing, City File #17-035, Section #25
Preliminary Site Condominium Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on December 4, 2017 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Sanitary Sewer

1. Revise the peak factor in the sanitary sewer basis of design to 4.0.

Storm Sewer

1. Revise the location of the pretreatment device from the outlet of the detention basin to just upstream of the inlet of the detention basin. The pretreatment device needs to be offline with a bypass manhole.
2. Provide sump lead connections for units 1, 2 and 5,6 outside of the proposed right-of-way.

Traffic

1. Provide current version of MDOT R-28 series details, dated 10/20/2017.

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB/jb

c: Allan E. Schneck, P.E., Director; DPS
Tracey Ballnt, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Keith Depp, Project Engineer; DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Sheryl McIsaac, Office Coordinator; DPS
Nick Costanzo, Engineering Aide; DPS
File



PARKS & NATURAL RESOURCES DEPARTMENT
Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Ken Elwert/Gerry Pink
Date: January 31, 2018
Re: Woodland Crossing
Review #3
File #17-035

Landscape Plan Sheet LA-1.1

Please show Tree# 822, a 21" Norway spruce, as removed. It is within the 25' corner clearance area and is likely to be a vision obstruction for motorists using Andlaur Dr.

Please delete the white pine at the Southwest corner of the detention pond. Evergreen trees need to be at least 10' from the edge of the public walkway.

Please delete what appear to be landscape trees planted in and south of the proposed pathway (Northwest corner of Auburn and Andlaur Drive).

The following statements have been previously made by the Parks and Natural Resources Department regarding this development:

1. Trees in poor and very poor condition are regulated. They need to be protected if possible or replaced if they are removed or damaged.
2. Trees in the proposed Andlaur Dr. are regulated. They need to be replaced if they are not dead.
3. Trees in the building pad (envelope) are regulated and need to be replaced if not dead.
4. The tree preservation and replacement calculations (tree analysis) are not in compliance with the Tree Conservation Ordinance (Article III. Tree Conservation). The applicant may wish to seek a variance from this article by City Council.

Based on past practice, we will allow poor and very poor condition trees (statement # 1 above) and trees in building pad (statement #3 above) to be exempt for this project only. Future projects will not be allowed this exemption without a City Ordinance change.

Statements #2 still applies and new calculations should be shown to reflect this.

Pending final calculations, Statement #4 no longer applies.

KE/GP/cf

cc Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant
Sara Roediger



WRC
WATER RESOURCES COMMISSIONER

Jim Nash

September 18, 2017

Kristen Kapelanski
Manager of Planning & Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Woodland Crossing**
Part of the Southwest ¼ of Section 25, City of Rochester Hills

Dear Ms. Kapelanski:

The Oakland County Water Resources Commissioner's Office (WRC) received plans for the above referenced project, which were submitted to this office for review.

Our stormwater system review indicates that the proposed project may have an involvement with the Ireland Drain, a legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit may be required from this office. Also, please be advised that treatment of stormwater, either by a mechanical treatment device or forebay, is required for connections to County Drains. Please submit two sets of construction plans, an application and a \$250 check made payable to this office for review.

The water system is maintained by the City of Rochester Hills and any required permit pertaining to the water system must be attained through their office.

The sanitary sewer is within the Clinton-Oakland Sewage District System. Any proposed sewers of 8" or larger will require a permit through this office.

Please note that permits and approvals from federal, state or local authorities, public utilities, private property owners, must be obtained as applicable.


Related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental



Protection Act, Act 451 of the Public Acts of 1994. **An application for the required soil erosion permit shall be submitted to this office.**

If there are any questions regarding this matter, please contact Dan Butkus at 248.858.8505.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn R. Appel". The signature is written in a cursive style with a large initial "G".

Glenn R. Appel., P.E.
Chief Engineer

GRA/clr