



Department of Planning and Economic Development

Staff Report to the Planning Commission

March 27, 2024

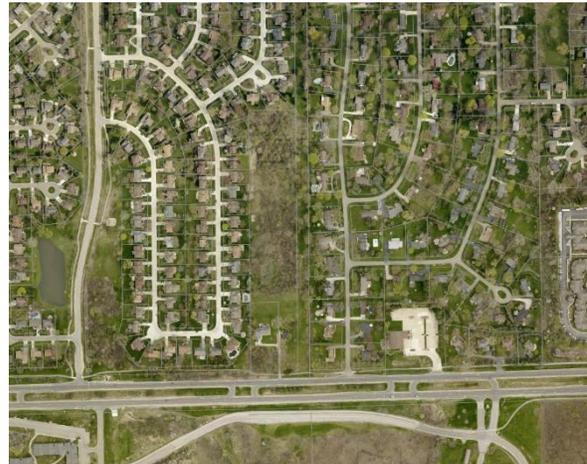
Walton Oaks Condominiums

REQUESTS	Final Site Condominium Plan Recommendation Tree Removal Permit (amended)
APPLICANT	Walton Oaks, LLC 14496 North Sheldon, Suite 230 Plymouth, MI 48170
LOCATION	3510 Walton Road, north side of Walton Road, west of Adams Road
FILE NO.	JSC2022-0002, PFSC2024-0001, PSP2022-0005, PTP2023-0003
PARCEL NOS.	15-07-376-038
ZONING	R-2 One Family Residential
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing to construct an 11-unit detached single family condominium development on 6.85 acres located on the north side of Walton Blvd., between Adams Road and the City's western boundary. The site is zoned R-2 One Family Residential District and is surrounded by other single family developed properties.

The applicant is utilizing the City's lot width averaging provisions located in *Section 138-5.200*, which allows for lot widths to be modified, provided the average lot width of all lots is not less than the width required for the district (the R-2 One Family Residential District). The average lot size within the development will be 100.45 feet in width and 15,120 square feet. The minimum lot size in the R-2 One Family District is 100 feet in width and 15,000 square feet in area.



It is noted that the existing residence to the west, along the Walton frontage, which is not a part of the overall development, will have access to Peregrine Street (access easement is shown). In addition, the abutting property owner will maintain the evergreen trees proposed to be installed on their property by the applicant.

The final condominium plans include a slightly revised turnaround at the terminus of Peregrine Street. The change to the turnaround was necessitated by the utility company not permitting the turnaround to extend onto the utility property to the east. The turnaround, in its currently proposed configuration, has been approved by staff. Planning staff has noted that some form of physical impediment and additional landscaping must be provided at the terminus of the roadway, adjacent to Units 17-20. Also of note, the stormwater systems for the development will include some retaining walls, in order to provide for additional storage capacity with the ponds, pursuant to City engineering requirements. The retaining walls will include some decorative railings in those areas where their height requires such.

Finally, since the approval of the Preliminary Site Condominium plans, it appears that the applicant has been working through their engineering reviews and securing the appropriate permits pursuant to the approved plans. The Master Deed for the development has also been forwarded to the City Attorney and the Attorney has indicated the document appears to be in order.

Review Process

The site condominium development process includes a number of reviews at Administrative, Planning Commission and City Council levels:

- The Preliminary Site Condominium review process requires review and approval by the Planning Commission and City Council. Planning Commission approval (recommendation) was granted on 5/2/2023. City Council approval was granted on 5/22/2023.
- Final Site Condominium review process requires review and approval by the Planning Commission and City Council.

Tree Removal Permit (Amended)

The applicant has provided a tree survey that indicates a total of 361 trees onsite that initially qualified as regulated trees. Of those, a total of 58 trees were located within defined building envelopes, and therefore were exempt from calculations. Of the remaining 303 qualified regulated trees, a total of 126 are proposed to be saved during development. In addition, a total of 37 specimen trees are proposed to be removed, while 31 are proposed to be saved. Based on City requirements and the number of trees proposed to be removed, a total of 184 replacement trees plus an additional 476" (total caliper inches) are required for the site. The applicant has now provided all necessary replacement trees onsite and is proposing to plant a total of 344 replacement trees (regulated and specimen) onsite. The revised plans do not require any payment into the City's tree fund.

The previous Tree Removal Permit was issued for the removal of 183 regulated trees and 38 specimen trees, and to provide 333 replacement trees, with a payment into the City's tree fund for 44 trees.

Modifications Requested

The applicant previously requested and was granted a modification from the Planning Commission to allow sidewalk to be installed on only one side of Peregrine Street. The sidewalk would be located on the west side of the street, along the frontage of the home sites within the development.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Planning Commission modification requested for sidewalks on one side of street (previously granted) Physical impediment and additional landscape at terminus of roadway/turnaround	Approval
Engineering	Stormwater notations (Sheet ST1) Pretreatment notations (Sheet ST3) Water lead notations (Sheet WAT1)	Approval
Fire		Approval
Streets review	Second street name is needed for units 13 through 20	Denial
Building	Demolition permits required Swale required along the side yard of Unit #1 Engineered drawings required for proposed retaining wall	Approval
Forestry	Replacement tree notations	Approval
Assessing		Approval

Motion for Final Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. PFSC2024-0001 (Walton Oaks Final Site Condominium), the Planning Commission **recommends** to the City Council **Approval** of the **Final Site Condominium Plan**, based on plans received by the Planning Department on March 5, 2024, 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 Walton Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The final 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.
2. Provide a landscape bond in the amount of the landscape installation cost estimation shown on the site plan, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. Provide Master Deed and all related exhibits to the Department of Public Services/Engineering and City Attorney for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.

Motion to Approve an AMENDED Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PTP2023-0003 (Walton Oaks Condominium Amended Tree Removal Permit) the Planning Commission **grants** an **AMENDED Tree Removal Permit (PTP2023-0003)**, based on plans received by the Planning Department on March 5, 2024, 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 City's Tree Conservation Ordinance.
2. The applicant is proposing to remove 184 regulated trees and 37 specimen trees, and provide 344 total replacement trees onsite (both regulated and specimen).
3. The applicant has increased the size of plantings in certain areas of the site to reduce the number of replacement trees required and to provide additional plantings and screening onsite above and beyond ordinance requirements.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.