



Department of Planning and Economic Development

Staff Report to the Planning Commission

January 15, 2016

Brampton Parc Condominiums PUD	
REQUESTS	Final PUD Agreement Recommendation Site Plan Approval Recommendation Wetland Use Permit Recommendation Natural Features Setback Modifications Approval
APPLICANT	1459 John R. LLC 14955 Technology Dr. Shelby Twp., MI 48315
AGENT	Jim Polyzois
LOCATION	East side of John R, between School and Hamlin Roads
FILE NO.	15-001
PARCEL NO.	15-24-301-052
ZONING	R-4 One-Family Residential
STAFF	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 12-unit condominium project consisting of six two-unit duplexes. The site has an area of almost three acres, is wooded and has a low quality wetland located on the site which will be re-graded as the storm water detention basin. The general commons area provides 1.6 acres of public open space. The site will be accessed from John R to a private, internal cul-de-sac with sidewalks, and a sidewalk will be constructed on John R along the length of the subject property. The proposed units range from 1,250 to 2,100 square feet in area, and all units have 2-car garages. The site is surrounded by single-family homes on three

sides and across John R to the west is a school. The use of a PUD allows the City to approve attached housing, an alternative that is noted in the Master Plan as something the City would like to offer its residents.

The applicant received approval of the Preliminary PUD Agreement and exhibits from City Council on November 9, 2015 following a recommendation from the Planning Commission on October 20, 2015. The final plan is consistent with the conceptual plan regarding road layout, design, landscaping and other proposed improvements. Additional landscaping was required along the eastern property line as a condition of approval, and five ornamental trees were replaced with evergreen trees and an additional 15 ten-foot evergreen trees were added along the property line. Please refer to the October 20, 2015 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.
2. **Final Site Plans.** The currently submitted final site plan has received recommendations for approval with conditions by all applicable city staff. The final site plans that are 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 does not regulate the site so a Tree Removal Permit is not required. There are 101 regulated trees, and 30 are being preserved.
4. **Wetland Use Permit.** The wetland area on-site to be impacted for the storm water detention basin is 1,128 square feet. The City's wetland consultant, ASTI, states that it is of low quality, and the area of impact is small and recommends that the City approve a Wetland Use Permit for the project. Since it connects to the Honeywell Drain, it would require a permit from the MDEQ prior to construction plans being approved.
5. **Natural Features Setback Modifications.** The plans show approximately 675 linear feet of NFS to be impacted from the construction of the proposed detention basin. ASTI recommends a modification to allow for these proposed actions because it was determined that the Natural Features Setback is of low ecological quality.

Summary

The proposed PUD agreement and final site plan meet the requirements for final PUD approval. The proposed plans 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. 15-001:

PUD Agreement Recommendation Motion

MOTION by _____, seconded by _____, in the matter of City File No. 15-001 (Brampton Parc Condominiums PUD), the Planning Commission **recommends** that City Council **approves** the PUD Agreement dated received January 5, 2016 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. City Council approval 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.

Natural Features Setback Modification Motion

MOTION by _____, seconded by _____, in the matter of City File No. 15-001 (Brampton Parc Condominiums PUD), the Planning Commission **grants Natural Features Setback Modifications** for the permanent impacts to as much as 675 linear feet of natural features setbacks associated with the construction and grading of units and the cul-de-sac Hampshire Ct., based on plans dated received by the Planning Department on December 22, 2015, with the following findings and subject to the following conditions.

Findings

1. Natural Features Setback Modifications are needed to construct several units and a portion of the cul-de-sac Hampshire Ct.
2. The Natural Features Setbacks are of low ecological quality and the City's Wetland Consultant, ASTI, recommends approval.

Conditions

1. Add a note indicating that Best Management Practices will be strictly followed during construction to minimize the impacts on the Natural Features Setbacks.

Wetland Use Permit Recommendation Motion

MOTION by _____, seconded by _____, in the matter of City File No. 15-001 (Brampton Parc Condominiums PUD), the Planning Commission **recommends** City Council **approves** a **Wetland Use Permit** to impact approximately 1.128 square feet for the construction of the storm water detention basin, based on plans dated received by the Planning Department on December 22, 2015, with the following findings and subject to the following conditions.

Findings

1. Of the approximately 0.02 acre of City-regulated wetlands on site, the applicant is proposing to impact approximately the same amount of wetlands.
2. The wetland areas are of low quality, both in functional value and floristic diversity and should not be considered a vital natural resource to the City.

Conditions

1. City Council approval of the Wetland Use Permit.
2. That the applicant receives all applicable DEQ permits prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
4. That ASTI verifies that condition 2.a from its September 17, 2015 letter is addressed, prior to final approval by city staff.

Site Plan Approval Recommendation Motion

MOTION by _____, seconded by _____, in the matter of City File No. 15-001 (Brampton Parc Condominiums PUD), the Planning Commission **recommends** that City Council **approves** the **Site Plan**, dated received December 22, 2015 by the Planning and 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 the adjoining street.
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.

Conditions

1. City Council approval of the Final PUD Plans.
2. Provision of a performance guarantee in the amount of \$49,810.00 plus inspection fees, 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.
3. Payment of \$200 per lot into the City's Tree Fund (\$2,400.00).
4. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.

Attachments: PUD Final Site Plans dated received 12/22/15: Cover Sheet, Sheet SP 1.0; Site Plan, Sheet SP 1.1; Proposed Site Plan, Sheet SP 1.2; Existing Site Conditions, Sheet SP 1.3; Woodland Survey, Sheet SP 1.4; Wetland Analysis, Sheet SP 1.5; Slope Analysis, Sheet SP 1.6; Open Space Plan, Sheet SP 1.7; Landscape Concept Plan, Sheet LA 1.0; Landscaping Planting Plan, Sheet LA 1.1; Site Sections, Sheet LA 1.2; Typical Unit Planting Plan, Sheet LA 1.3; Specifications & Details, Sheet LA 2.0; Landscape Quantities & Cost Estimates, Sheet LA 2.1, prepared by Design Team +; Preliminary Site Plan, Sheet Eng 1; Preliminary Utility Layout and Grading Plan, Sheet Eng 2; Soil Boring and Sanitary Capacity Details, Sheet Eng 3, prepared by D'Anna Associates; Architectural Concept Elevations, Sheet A-1; Duplex Unit Concept Plan, Sheet A-2, prepared by TR Design Group, LLC.

PUD Agreement revised received 1/5/16; Assessing memo dated 12/7/15; Building Dept. memo dated 11/24/15; Parks & Forestry memo dated 12/28/15; DPS/Engineering memo dated 12/29/15; Fire Department memo dated 12/9/15; ASTI Environmental letter dated 1/5/16; Planning Department memo dated 1/6/16; Planning Commission Minutes dated 10/20/15; Wetland Use Permit Notice.

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