



Department of Planning and Economic Development

Staff Report to the Planning Commission September 3, 2024

PSP2024-0024/PTP2024-0002

Pine Trace Golf Course Driving Range

REQUEST	Site Plan Approval Tree Removal Permit
APPLICANT	Michael Bylan, Pine Trace Golf Course, 3600 Pine Trace Blvd, Rochester Hills, MI 48309
LOCATION	3600 Pine Trace Blvd. and 3300 and 3308 South Blvd., located on the north side of South Blvd. W. and east of S. Adams Rd.,
PROJECT NO.	J2024-0209 (PSP2024-0024 and PTP2024-0002)
PARCEL NO.	15-31-400-015, 15-31-400-017, and 15-31-400-016
ZONING	R-4 One Family Residential District
STAFF	Chris McLeod, AICP, Planning Manager



Summary

The applicant is proposing to demolish the existing driving range located at Pine Trace Golf Course and construct a new driving range immediately to the west of the existing range. The driving range will be constructed on the property that was recently secured by the City (currently single-family homes). The specific site for the driving range is located on the north side of South Blvd., and east of S. Adams. The site is located in the R-4 One Family Residential District. Community facilities, including libraries, museums, and parks are permissible uses in the One Family Residential Districts. The City has determined that Pine Trace as a whole should be reviewed pursuant to the Community Facility provision since it is located on public property. Below is the summarization of the abutting zoning, future land use categories and existing land uses:

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential District	Existing Single Family Residential Homes (Vacant)	Commercial Residential Flex-2
North	R-4 One Family Residential District	Pine Trace Golf Course	Commercial Residential Flex-2
South	City of Troy	City of Troy (Nature Center)	(City of Troy)
East	R-4 One Family Residential District	Pine Trace Golf Course (Existing Driving Range)	Commercial Residential Flex-3 (across Rochester Road)
West	R-4 One Family Residential District	Single Family Residential Dwellings	Residential 4

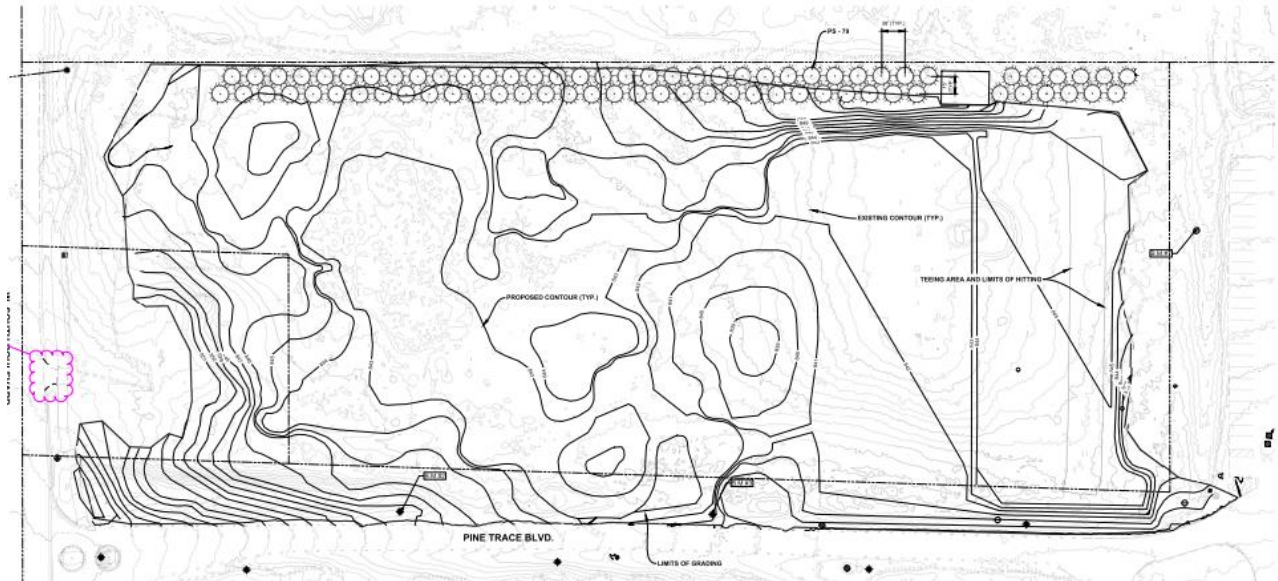
The proposed development does not propose any expansion to the existing parking lot or the existing driveway that accesses the golf course as a whole. The proposed driving range will be located immediately to the south of the parking lot and those utilizing the driving range will be able to access the driving range from that lot.

The proposed relocation of the driving range is the first step of a larger master plan for the site. The applicant will develop plans for a larger banquet type facility and clubhouse after the driving range is relocated. Those plans, once developed, will also require Planning Commission review. As noted, the property on which Pine Trace is located is City owned, including newly acquired property, and it is further noted that the City has developed a new/revised long-term lease with the applicant for the proposed improvements in concept.

In regards to the specifics for the driving range at this time, the tee area will be located to the north end of the newly added property, against the existing parking lot (to the north) and golfers will shoot towards the south. At this time no fencing, netting, or lighting is being proposed as a part of the development of the driving range. The driving range area will undergo significant grading to create the appropriate surface. This grading will cause the removal of a number of regulated trees as shown on the submitted tree survey. However, a number of regulated trees will remain along the South Blvd. frontage as well as to the east and north of the proposed driving range location.

The landscape plan shows approximately seventy-nine (79) evergreen trees being planted along the west property line of the proposed driving range to satisfy a portion of the tree replacement requirements. These evergreens will be ten (10) feet in height when planted and should help provide a delineation between the shooting and ball landing area for the driving range. These evergreens will be planted in two (2) staggered rows, fifteen (15) feet apart with trees in each row planted approximately thirty-eight (38) feet apart. The planting rate was recommended by the City's Parks and Forestry Department. One notation on the site plan suggests that a diversification of planting types may be appropriate. A replanting plan to address future tree replacements onsite is discussed in detail below.

Pine Trace Golf Course Driving Range Site/Landscape Plan



Tree Removal Permit

The applicant has provided a tree survey that indicates a total of 627 regulated trees are onsite. A total of 123 regulated trees and a total of 114 specimen trees, totaling 3,471 dbh will need to be removed as a part of the site development. The removal of these trees requires replacement of a total of 886 trees. The tree survey plan shows that for the entire site, a total of 62% tree preservation is occurring and therefore meets ordinance requirements. Due to the unique circumstances associated with this property and development (a long-term public/private partnership) between the City and the applicant, the City Parks and Natural Resources Staff has agreed in concept to a replanting plan for the overall site. This replanting plan will be memorialized in a formal memorandum of understanding with the applicant and when complete will fulfill the replacement requirements.

1. A minimum of 200 trees will be planted by the completion of the banquet center.
2. A minimum of 60 trees will be planted every year until the total amount of 886 trees are replaced by 10 years from the date of approval by the City Planning Commission for the driving range construction. Any tree replacements still remaining at the end of 10 years are required to be paid into the City tree fund at the year's replacement rate.
3. Once the Banquet center is built, a yearly planting plan shall be submitted to the City at the same time Pine Trace submits its annual report per the lease. The yearly planting plan must be approved by the City's Forestry Department to count as replacement tree credits until the total of 886 replacement trees have been satisfied.
4. In the event the banquet center does not get built according to the terms of the current lease, the total amount required for tree replacement must be paid into the City Tree Fund.
5. To count towards replacement credit, all trees must meet City requirements of at least 2" dbh. Allowance will be made in some circumstances with regard to City requirements for distance between plantings (typically 20 feet).

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Any lighting, fencing, or netting proposed will require additional review.	Approval
Fire		Approval
Building	Appropriate demolition permits will be required for the removal of the house(s) and pool.	Approval
Assessing		Approval
Engineering	Land improvement permit will be necessary.	Approval
Engineering (Traffic)	Curb cut for construction (not main driveway) to be removed and curb replaced along South Blvd.	Approval
Engineering (Legal)		Approval
Parks & NR		Approval
Environmental consultant	No City regulated wetlands are present	Approval

Review Process

The site plan review and Tree Removal Permit require Planning Commission action. After Site Plan and Tree Removal Permit approval, full engineering and construction plans will be reviewed administratively.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. PSP2024-0024 (Pine Trace Golf Course Driving Range), the Planning Commission **approves** the **Site Plan**, based on plans received by the Planning Department on August 7, 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 the existing driveway for the golf course from South Blvd, and the proposed development only moves the existing driving range and therefore does not increase the overall intensity of the use onsite, thereby the proposed plans promote safety and convenience of vehicular traffic both within the site and on adjoining streets. The proposed site will remain fully integrated into the overall golf course as it was previously.
3. Off-street parking areas are remaining unchanged at this time and have been designed to avoid common traffic problems and promote customer safety.
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 by providing significant evergreen plantings along the west property line and the replanting of 886 total trees over time.
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 including all comments noted on the site plans contained within the Planning Commission packets.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PTP2024-0002 (Pine Trace Golf Course Driving Range) the Planning Commission **grants a Tree Removal Permit** based on plans received by the Planning Department on August 7, 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 a total of 123 regulated trees and a total of 3,471 dbh of specimen trees as a part of the site development. The removal of these trees requires replacement of a total of 886 trees onsite.
3. The applicant is proposing to plant a total of seventy-nine (79) evergreen trees along the western property line of the proposed development.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
 2. The applicant and City must execute an appropriate memorandum of understanding (or other acceptable legal instrument) for the replanting of the 886 replacement trees required.
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