



Department of Planning and Economic Development

Staff Report to the Planning Commission November 11, 2024

PSP2024-0032

Oaks at Hampton Leasing Center and Maintenance Building

REQUEST	Site Plan Approval
APPLICANT	Stucky – Vitale Architects – John A. Vitale, AIA 27172 Woodward Ave. Royal Oak, MI 48067
LOCATION	Located within the Oaks at Hampton development, south of Hamlin Road, north side of Hampton Circle, east of Dorset St. – No property address at this time
PROJECT NO.	J2024-0157 (PSP2024-0032)
PARCEL NO.	70-15-26-127-002
ZONING	RM-1 Multiple Family Residential District
STAFF	Chris McLeod, AICP, Planning Manager

Summary



The applicant is proposing to demolish a portion of the existing parking lots adjacent to Dorset Street and construct a new leasing center along with a new maintenance building. The new leasing center will be immediately to the west of an existing residential building and south of Kensington Drive, while the maintenance building will be located to the north of the leasing center and north of Kensington Drive. The site plan also proposes additional pedestrian connections from the leasing building to the exterior roadway sidewalk system and additional landscaping.

Below is the summarization of the abutting zoning, future land use categories and existing land uses:

	Zoning	Existing Land Use	Future Land Use
Site	RM-1 Multiple Family Residential District	Oaks at Hampton - multiple family residential housing	Multiple Family
North	RM-1 Multiple Family Residential District	Multiple family residential housing	Multiple Family
South (across Hampton Circle)	RM-1 Multiple Family Residential District	Multiple family residential housing and association open space	Multiple Family
East	RM-1 Multiple Family Residential District	Multiple family residential housing	Multiple Family
West (across Dorset Street)	RM-1 Multiple Family Residential District	Multiple family residential housing	Multiple Family

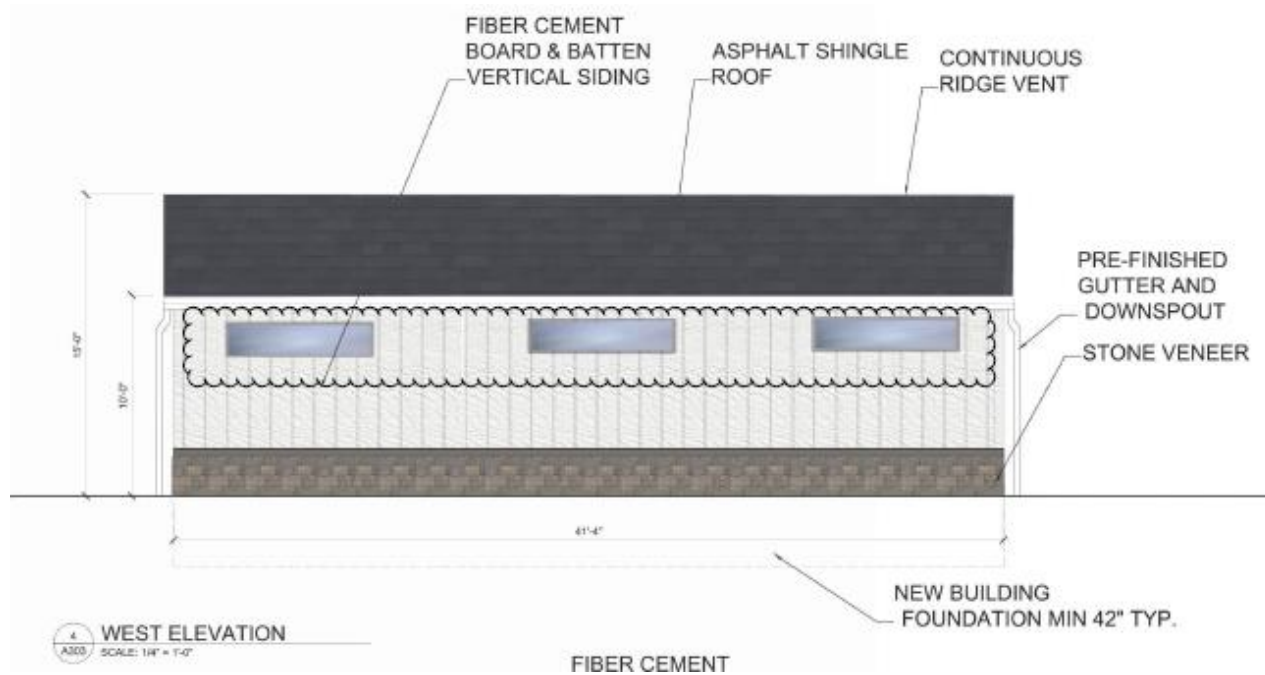
The leasing structure will be approximately 4,350 square feet in area. The building includes a number of architectural features including material changes, columns, glazing, and uniqueness in the roofline to provide architectural interest. The building is proposed to be primarily fiber cement siding but with stone along the foundation line and at the base of the columns and extended upwards to the soffit line in some areas. The building will also include a significant amount of glazing, breaking up the building materials as well. The leasing structure will include several office spaces, a conference space, a lounge, restrooms, a model unit (not for habitation), and a fitness center, amongst other utility and storage spaces. It is noted that the leasing center will be operated generally during normal business hours each day, with somewhat more limited hours on Saturdays (M-F 9:00 a.m.-6:00 p.m., Sat 10:00 a.m.-4:00 p.m.)

The size of the maintenance building will be approximately thirty-one (31) feet in width and approximately forty-one (41) feet in length, totaling just over 1,200 square feet. The proposed maintenance building will be a simpler design than the leasing structure. Much like the leasing building, the building materials are proposed to be fiber cement board along with a stone veneer along the base of the structure. The roof material will be an asphalt shingle. The building does provide an overhead door (garage door) for access for vehicles / equipment.

The landscape plan shows approximately twelve (12) trees to the south side of the driveway and thirteen (13) trees to the north along Dorset Street adjacent to the leasing building. These trees include a variety of deciduous shade and ornamental trees. Currently, along Hampton Circle, there is limited landscaping. The reviewed site plan included in the planning packet indicates that appropriate right-of-way landscaping must be provided along Hampton Circle. It is noted that there is an extensive decorative concrete area to the east side of the building that connects to the parking / driveway area. This area is being provided as a fire lane, as required to satisfy the Fire Department's review comments.

For the maintenance building, there are a total of sixteen (16) additional trees being provided between the maintenance building itself and the road right-of-way for Dorset Street. These trees include eleven (11) evergreens and five (5) deciduous trees. Low level landscaping is being provided around all sides

Oaks at Hampton Maintenance Building Front Elevation



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Fire		Approval
Building	Note proper use group Provide proper ADA space width	Approval
Assessing		Approval
Engineering	Land improvement permit will be necessary Water Resource Commission review is required	Approval
Engineering (Traffic)	Trees to be limbed up to a minimum of 10 feet	Approval
Engineering (Legal)	Provide liber and page numbers for all easements Provide metes and bounds descriptions for lot lines	Approval
Parks & NR		Approval
Planning	Provide right-of-way landscaping along Hampton Circle Revise location of dumpster out of right-of-way	Approval

Review Process

The site plan requires Planning Commission action. After Site Plan approval, full engineering and construction plans can be reviewed administratively.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. PSP2024-0032 (Oaks at Hampton Apartments Leasing Center and Maintenance Building), the Planning Commission **approves** the **Site Plan**, based on plans received by the Planning Department on October 17, 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 a singular driveway to Dorset Street, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed buildings will be fully integrated into the overall multiple family residential development.
4. Off-street parking areas have been designed to avoid common traffic problems and promote resident safety.
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.
7. The proposed increase in landscaping brings the overall site further into compliance with the City's landscaping requirements.

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.
 2. Provide a landscaping bond in the amount of \$44,474 based on the cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff prior to temporary grade certification being issued by Engineering.
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