



Department of Planning and Economic Development

Staff Report to the Planning Commission

October 15, 2024

PSP2022-0031, PTP2024-0005, PWEP2024-0001, and PNFSM2024-0001

Auburn Angara Oaks Condominiums

2469 and 2489 W. Auburn, 3045 Angara, and 3050 Harvey Street

REQUEST	Site Plan Approval/Preliminary Site Condominium Recommendation, Wetland Use Permit Recommendation, Natural Features Setback Modification Approval, and Tree Removal Permit Approval
APPLICANT	Auburn Angara Oaks, LLC., 14496 North Sheldon Road, Suite 230, Plymouth, MI 48170
LOCATION	2469 and 2489 W. Auburn, 3045 Angara, and 3050 Harvey Street, located on the south side of W. Auburn Road, west of Crooks Road.
FILE NO.	PSP2022-0031, PTP2024-0005, PWEP2024-0001, and PNFSM2024-0001
PARCEL NOS.	15-32-201-001, -002, -003, -004, -006
ZONING	R-4 One Family Residential District with the FB Flex Business Overlay (front portion of site only)
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing to develop the five (5) properties noted above with a mixed residential development that is proposed to include single family residential homes, attached residential units, and related amenities. The overall acreage of the site is approximately nine (9) acres and it is located on the south side of Auburn Road, west of Crooks. The site is currently zoned R-4 One Family Residential. The site, to a depth of approximately 425 feet, also includes the FB Flex Business Overlay district. As shown on the plans, the site has significant environmental features and topography which has led to the complexity of site design. Additional approvals required for the project as designed include a tree permit, wetland use permit and natural feature setback modification.

The site plan includes five (5) attached units in a rowhouse configuration at the front of the site. In addition, there will be five (5) condominium buildings that will provide for a total of forty-five (45) additional attached units. Of these forty-five (45) units, nineteen (19) will be dedicated for IDD residents, while the remainder will be for traditional purchasers. The rowhouse and condominium units are located within the City's FB Flex Business Overlay District and are being developed pursuant to those specific regulations. The southern half of the site will be developed as detached single family residential housing/condominiums. There will be a total of nine (9) detached single family units, of which two (2) will also be utilized for IDD residents and will allow for a living scenario similar to that of the recently approved Walton Oaks development. Those two (2) units will provide for a total of eight (8) IDD residential units, four (4) in each single-family residence.

Parking for the rowhouse units and the condominium buildings will be located under the living space of each building. Typical parking provided under each of the condominium buildings will be fourteen (14) spaces. Access to these underground parking areas will be from a common drive and vehicles will enter through a garage door. The site plan also shows an additional ADA space outside some of the buildings that will be a part of the driveway configuration. The rowhouse building will provide a total of two (2) parking spaces under the building that are accessed via a common driveway which leads under the building. A total of ninety-nine (99) parking spaces have been provided for the front portion (rowhouse and attached unit condominiums) of the site. This includes a mix of underground parking spaces, parking as a part of a driveway, parking in small lots, and on-street parking (which is permissible in the FB District). Parking for the detached single family residential units will be via garages and driveways.

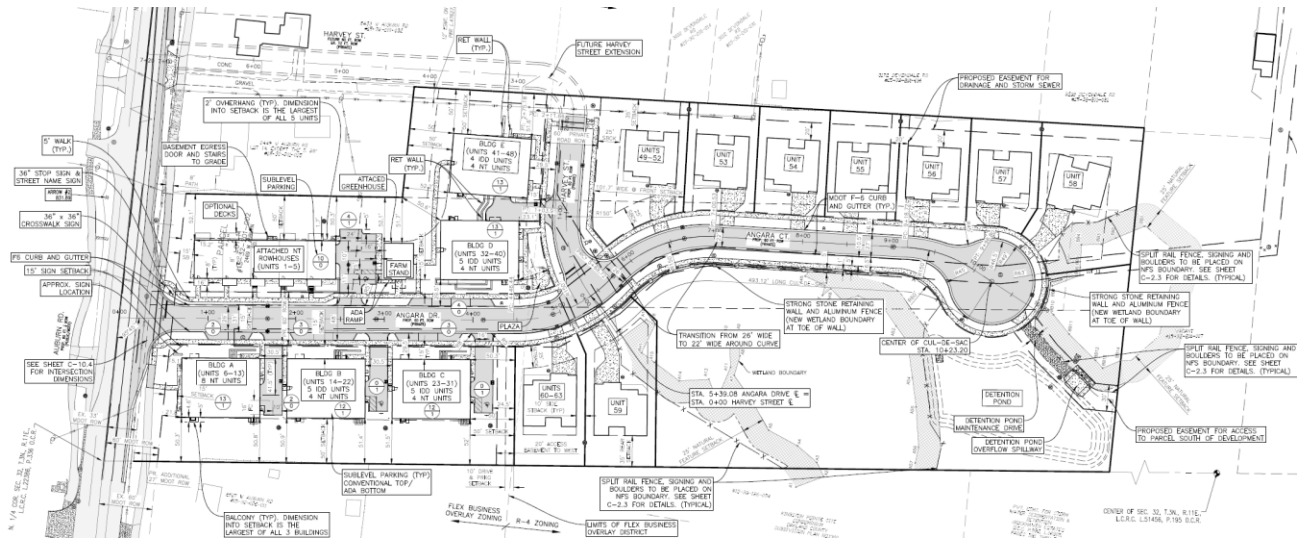
The applicant has provided an extensive landscape plan. As a part of the landscape plan a series of buffer

requirements have been provided. This includes providing a Landscape Buffer Type C for those areas where multiple family units abut single family units. These buffer areas are along the western property line, the eastern property line and between the multiple family dwellings and single-family dwellings within the development itself. Based upon the building configuration and design, traditional street trees were not permitted along the front portion of the development due to fire access requirements. In order to offset that deficiency, the applicant provided lower-level landscaping along the buildings in lieu of the typical street trees for the condominium buildings and retaining wall systems and patio areas for the rowhouses.

The overall number of street trees provided is thirty-five (35), the frontage trees provided total thirteen (13), detention basin tree plantings total seventeen (17), and thirty-five (35) buffer trees are provided. This is in addition to the 239 mitigation trees noted on the plans. A stormwater facility, which will service the entire site, will be provided near the rear of the development, adjacent to Wetland B.

As a part of the public amenity spaces required for the FB portion of the development, the applicant is proposing to create a farmstand/greenhouse that can be utilized by the residents of the development. Parking for the farmstand/greenhouse building will be provided by a parking lot located immediately the north of the building. Five (5) spaces have been provided in this location. In addition, a public plaza/gathering space is also proposed at the intersection of Angara Drive and Harvey Drive. This space will be a hardscape plaza with seating and surrounded by landscaping. Sidewalks will also be provided throughout the development, allowing connections between all parts of the development and to the exterior pathway along Auburn Road.

Site Plan



Single Family Residence Elevation



Rowhouse Elevation



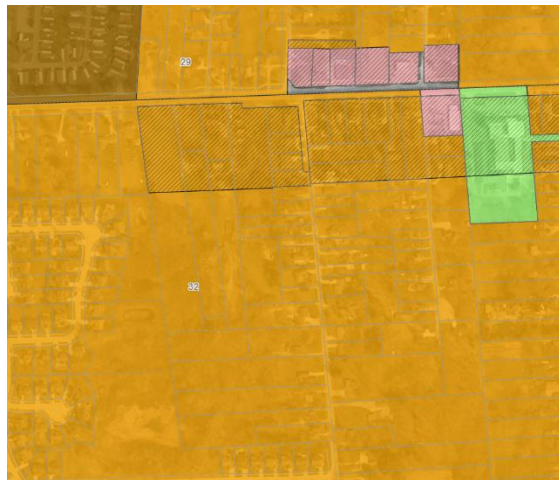
Condominium Elevation



Farmstand/Greenhouse Elevation



Zoning Map **Master Land Use Plan**



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| <ul style="list-style-type: none"> RE One-Family Residential District R-1 One-Family Residential District R-2 One-Family Residential District R-3 One-Family Residential District R-4 One-Family Residential District RCD One-Family Residential Cluster District RM-1 Multiple-Family Residential District RMH Manufactured Housing Park District | <ul style="list-style-type: none"> NB Neighborhood Business District CB Community Business District HB Highway Business District BD Brooklands District O Office District I Industrial District SP Special Purpose District EC Employment Center District FB Flex Business Overlay District MR Mixed Residential Overlay District PUD Overlay | <ul style="list-style-type: none"> Estate Residential Residential 2 Residential 2.5 Residential 3 Residential 4 Residential 5 Mixed Residential Overlay Multiple Family Residential Office Flex Auburn Road Corridor | <ul style="list-style-type: none"> Commercial Residential Flex - 2 Commercial Residential Flex - 3 Office REC Workplace REC Technology and Office Image Corridor REC Interchange Regional Commercial Industrial Special Purpose Park/Public Open Space Private Recreation/Open Space |
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	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential District with Flex Business Overlay (in part)	Single Family Residential Homes and Vacant Property	Residential Office Flex and Residential 4
North (across Auburn)	R-4 One Family Residential District	Single Family Residential Homes	Office
South	R-4 One Family Residential District	Single Family Residential Homes	Residential 4
East	R-4 One Family Residential District with Flex Business Overlay (in part)	Single Family Residential Homes	Residential Office Flex and Residential 4
West	R-4 One Family Residential District	Single Family Residential Homes and Dedicated Open Space	Residential 4 and Private Recreation/Open Space

Tree Removal Permit

The applicant has provided a tree survey that indicates a total of 432 trees onsite initially qualified as regulated trees. Of those a total of 37 trees were located within defined building envelopes and another 41 were identified as being dead, therefore a total of 78 trees were exempt from calculations. Of the remaining 354 qualified regulated trees, a total of 145 (40.9%) are proposed to be saved during development. In addition, a total of 33 specimen trees are proposed to be removed, while 52 are proposed to be saved. Based on City requirements and the number of

trees proposed to be removed, a total of 246 replacement trees plus an additional 495" (total caliper inches) are required for the site. The applicant is proposing to plant 129 replacement trees for regulated trees and 106 trees for specimen trees and pay the equivalent of 206 trees into the City's tree fund.

Wetland Use Permit and Natural Features Setback Modification

The applicant is proposing to fill and/or modify two different wetland areas onsite and the plans were reviewed by the city's environmental consultant, ASTI. ASTI verified the wetland delineation submitted by the applicant and assessed the quality of the wetlands affected.

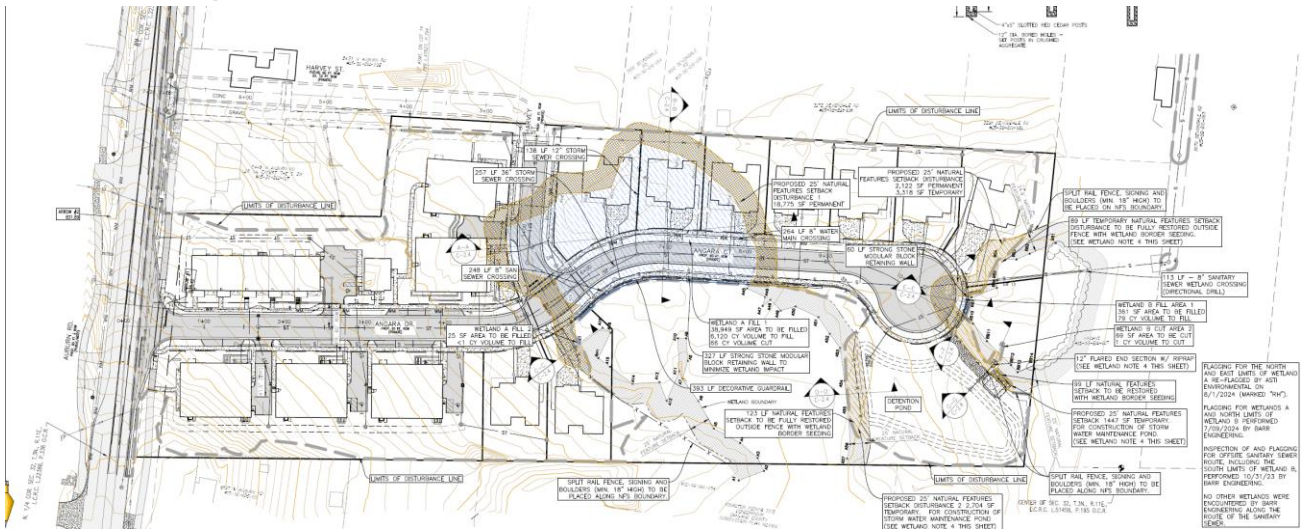
Wetland A is a forested, scrub/shrub, and emergent wetland and is located near the middle of the site and is slightly over 88,000 square feet in area (onsite). The site plan proposes to fill nearly 39,000 square feet of the existing wetland area for the construction of the road system and building unit areas. The western edge of Angara Ct., which abuts the proposed modified wetland boundary for Wetland A, will be modified with a retaining wall system with a decorative aluminum fence. The disturbance to the natural features setback associated with the proposed Wetland A fill represents is approximately 19,000 square feet. There are additional impacts to the natural features setback, but those are indicated as being temporary and are intended to be restored upon completion of the site. Wetland A contains a number of non-native species and likely does not provide significant native wildlife habitat. However, Wetland A is a part of a larger wetland system (including Wetland B) and is also a part of larger headwater system that is in direct hydrological contact with the River Rouge. Given these factors, **Wetland A is considered by ASTI to be a medium quality natural resource. However, the portion of Wetland A that is proposed to be impacted is of poor quality due to its non-native species content and low ecological function. Additionally, ASTI notes that mitigation efforts including the installation of a retaining wall to allow for the reduction in the roadbed width affecting Wetland A will help to limit impacts and has recommended approval based on various conditions detailed in the report.**

Wetland B is a forested wetland, located at the southern end of the site. Wetland B has an area onsite of approximately 9,000 square feet. The site plan proposes to fill approximately 420 square feet of overall wetland area onsite for the construction of the road cul-de-sac. The permanent natural feature setback impact would be approximately 2,122 square feet. There are additional impacts to the natural features setback, but those are indicated as being temporary and are intended to be restored upon completion of the site. Wetland B contains high percentages of Silver Maple and American Elm, very little non-native species and can support higher rates of wildlife inhabitation. As noted above, Wetland B is connected with Wetland A and likely has an overall area greater than 10 acres. Due to their connection, Wetland B also is hydrologically connected to the River Rouge. **Wetland B is considered by ASTI to be of high ecological quality and function. ASTI notes that the impacts to Wetland B are small and the applicant has also proposed the installation of a retaining wall adjacent to Wetland B to limit future impacts.**

Wetland	Total Wetland Area (onsite)	Total Wetland Area Impacted	Total Natural Feature Impact
Wetland A	88,117 sq. ft.	38,974 sq. ft.	18,775 sq. ft.
Wetland B	9,367 sq. ft.	430 sq. ft.	2,122 sq. ft.
Total	97,484 sq. ft. (2.23 acres)	39,404 sq. ft. (0.904 acre)	20,897 sq ft.

The site plan proposes the use of a split rail fence and significantly sized rocks/boulders along the defined natural features setback areas to help ensure the natural feature areas will not be encroached upon and to alert residents, workers, etc. in the future of the presence of the natural features setback. The fencing will be installed along the north end of Wetland A, adjacent to Unit #59; on the east side of Wetland B, adjacent to Unit 58; and along the west side of Wetland B adjacent to the maintenance drive for the stormwater facility.

ASTI noted that a Wetland Use Permit is required and that onsite wetlands are likely regulated by Michigan Department of Environmental, Great Lakes and Energy (EGLE).



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning		Approval
Engineering	Land Improvement Permit is required	Approval
Fire		Approval
Building	Revise references to current codes.	Approval
Forestry		Approval
Assessing		Approval

The application has been notified to the general public along with specific notices to those abutting the site for the purposes of the wetlands permit and tree removal permit. The Planning Department has received a number of correspondences in favor of the application. Those correspondences have been included in the planning packet.

Motion for Site Plan/Preliminary Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. PSP2022-0031 Auburn Angara Oaks, the Planning Commission **recommends approval of the Site Plan/Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department on September 9, 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 Auburn 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 preliminary plan represents a reasonable street, building and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development onsite as well as existing development in the adjacent vicinity given the split zoning of the property that allows for single family development or development consistent with the FB Flex Business District to the east.
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. The proposed encroachments into Wetland A are situated in portions of the wetland with lower ecological quality and the applicant has proposed a retaining wall to limit impacts; and the proposed encroachments into Wetland B are relatively minor and the applicant has also proposed a retaining wall to limit impacts. Finally, the natural features setback will be defined as part of the development with split rail fencing and large boulders to protect the area for the future.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium approval.
2. Provide a landscape bond in the amount of \$170,410, plus the cost of inspection fees as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PTP2024-0005) (Auburn Angara Oaks Condominium Tree Removal Permit) the Planning Commission **grants a Tree Removal Permit (PTP2024-0005)**, based on plans received by the Planning Department on September 9, 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 246 regulated trees and 33 specimen trees, and provide 129 regulated tree replacement trees and 106 specimen tree replacements onsite.
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.
2. Provide payment, equal to the current required fee for replacement trees, along with any additional fees associated with such, into the City's Tree Fund for the remaining 206 trees identified on the site plan.

Motion to Approve Natural Features Modification

MOTION by _____, seconded by _____, in the matter of City File No. PNFSM2024-0001 Angara Oaks Site Condominium, the Planning Commission **grants a natural features setback modification** for 20,897 square feet of permanent impacts to two different wetland areas identified on the site plans to construct the proposed private road, to provide the building area for multiple and single family residential units, and associated development infrastructure, based on plans received by the Planning Department on September 9, 2024, with the following findings and conditions:

Findings

1. The impact to the Natural Features Setback area is necessary for construction activities related to the proposed development; further, the applicant has minimized the impacts to the natural features and associated natural features setbacks by modifying the means of construction such as installing retaining walls along the proposed roadway to limit the footprint of the roadbed and finally, the applicant has provided for the future protection of the natural features setback by providing split rail fencing and large boulders to define the area for future residents, workers, etc.
2. ASTI has reviewed the subject plans and proposed impacts to the natural features setbacks associated with Wetland A and Wetland B along with the proposed mitigation efforts to help reduce the impacts to those natural features and has indicated that the plans as proposed are satisfactory.

Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Site must be graded with onsite soils and seeded with City approved seed mix.
3. Those areas identified as "Temporary Impacts" must be restored to original grade with original soils or equivalent soils and seeded with a City approved seed mix where possible, and the applicant must implement best management practices as detailed in the ASTI review letter dated September 23, 2024 prior to final approval by staff.

Motion to Recommend a Wetland Use Permit

MOTION by _____, seconded by _____, in the matter of City File PWEP2024-0001 (Auburn Angara Oaks Condominium) the Planning Commission **recommends to City Council** approval of a **Wetland Use Permit** to permanently impact approximately 39,204 square feet of wetlands (both Wetland A and Wetland B) to construct the private road, building areas for multiple family and single family units, and associated development infrastructure based on plans received by the Planning

Department on September 9, 2024, with the following findings and subject to the following conditions.

Findings

1. Of the 97,484 square feet of wetland area on site, the applicant is proposing to impact approximately 39,404 square feet. Additionally, although Wetland A was determined to be of medium quality overall, the portion that is proposed to be impacted is of poor quality due to its non-native species content and low ecological function. And although Wetland B was determined to be of high quality overall, the impacts are noted to be small and the proposed retaining wall will limit further impacts and have been addressed to ASTI's satisfaction.
2. ASTI has reviewed the subject plans and proposed impacts to Wetland A and Wetland B along with the proposed mitigation efforts to help reduce the impacts to those wetlands (including the installation of a retaining wall to allow for the reduction in the roadbed width for Wetland A; the impacts to Wetland B are relatively small; and a retaining wall is proposed adjacent to Wetland B to limit further impacts) and has indicated that the plans as proposed are satisfactory.

Conditions

1. City Council approval of the Wetland Use Permit.
2. That the applicant receives an EGLE Part 303 Permit (as applicable) 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 any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, and the applicant must implement best management practices, prior to final approval by staff.
5. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of September 23, 2024.