



Department of Planning and Economic Development

Staff Report to the Planning Commission

January 7, 2026

Grandview One Family Detached Condominiums

REQUESTS	Preliminary Site Condominium Plan Recommendation Tree Removal Permit Wetland Use Permit Recommendation Natural Features Setback Modification
APPLICANT	Vito Munaco Grandview of Rochester Hills, LLC 2465 23 Mile Road Shelby Twp., MI 48315
LOCATION	1548 W. Auburn Rd., Parcel No. 15-28-300-059, located on the north side of Auburn between Crooks and Livernois
FILE NO.	PSP2023-0010, PTP2025-0013, PWEP2025-0005, and PNFSM2025-0005
PARCEL NOS.	Parcel No. 15-28-300-059
ZONING	R-4 One Family Residential with the MR Mixed Residential Overlay
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing to develop 17-unit detached single family condominiums on approximately 6 acres of land located on north side of Auburn Road, between Crooks Road and Livernois. The site is zoned R-4 One Family Residential with the MR Mixed Residential Overlay and abuts single family residential to the west and east, industrial development to the north and residential and a place of worship to the south, across W. Auburn.

The applicant is proposing to utilize the City's Mixed Residential Overlay District to develop a total of seventeen (17) single family homes. The development is proposed as a true condominium and therefore does not have any lots/units, but rather all those areas outside of the residential building footprints will be general common element. Elevations submitted show that several elevations may be possible for the proposed homes. These elevations utilize a mix of decorative brick and stone. The floor plans provided show a number of different room configuration options that generally include 2-3 bedrooms and 2 car garages. At this time no anticipated home prices have been provided.

It should be noted that the Planning Commission granted preliminary and final approval in May 19, 2015 (see the City's Legislative Center for the previous plans associated with the [tree removal permit](#)). However, it does not appear that the item appeared before City Council. The plan in 2015 utilized the City's lot averaging provisions and had lots ranging from approximately 72 feet in width to 92' for



corner lots. The plan in 2015 had a total of 14 units.

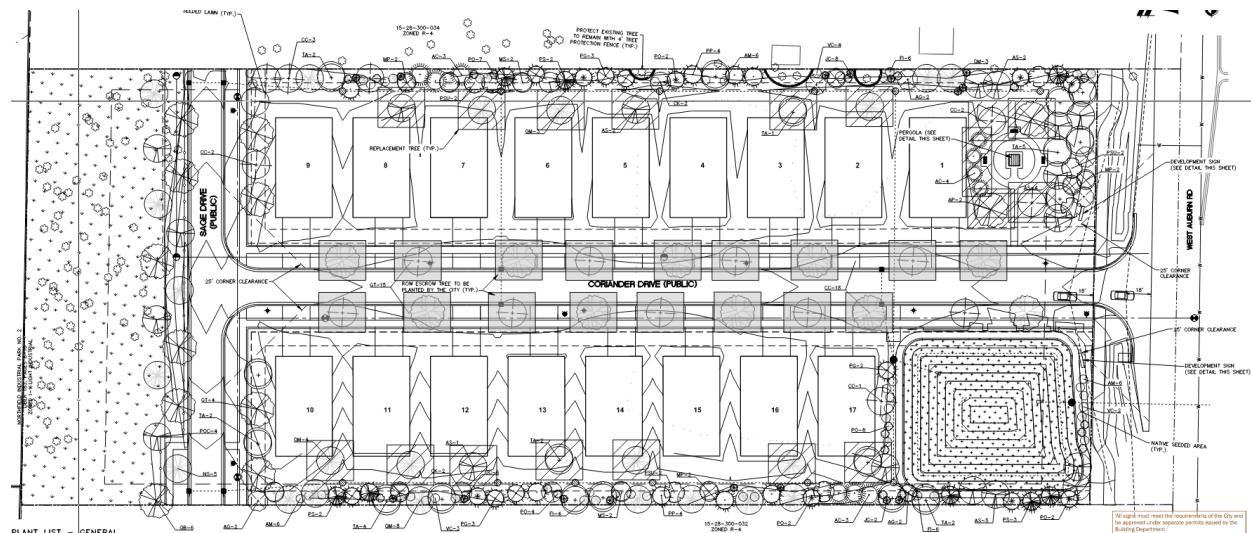
As noted, the proposed plans include a total of seventeen (17) single family homes that will be serviced by Coriander Drive which is proposed to be a public road. At the terminus of Coriander Drive, the development includes Sage Lane which provides east/west stub connections to the properties on either side of the proposed development. Further to the west of the subject site is Saddlebrook Orchards which has a similar configuration, and the proposed Sage Lane would ultimately connect into the western adjacent property should that property be developed in the future (as well as the eastern adjacent property). The City encourages connections between developments to allow for easier access throughout neighborhoods while not requiring traffic to enter and exit onto the adjacent major thoroughfares, as well as increased emergency access.

Coriander Drive will include sidewalks on either side of the street and Sage Lane will include sidewalks on the south side of the street only, in an effort to help reduce impacts to the wetland along the northern portion of the site. The majority of the wetland area at the north end of the site will not be developed and will remain as open space for the development. At the front of the site, the applicant is proposing a common space, which will be serviced by an extension of the sidewalk system. The common space will include a series of benches and a pergola. These common spaces satisfy the MR district open space requirements.

Stormwater for the site will be accommodated by a stormwater basin located at the south end of the site, near W. Auburn Road. Stormwater from the development will be collected through the development's stormwater system and directed to the stormwater basin. Stormwater quality measures include the installation of a manufactured treatment system that will process the stormwater prior to discharging it into the larger stormwater basin.

In regards to landscaping the applicant has provided a thorough landscaping plan that provides a total of 98 deciduous trees, 39 evergreen trees, 26 ornamental trees and approximately 80 shrubs. These plantings are a part of the required street tree plantings and overall buffer requirements noted below.

The MR Mixed Residential District Overlay requires that a Buffer B be provided between a proposed Mixed Residential One Family Detached development and an abutting one family residential zoning district. The applicant has provided calculations for those property lines (east and west) and the coordinating number of trees required on the plans. One item that remains to be addressed is that the abutting neighbor's (to the west) driveway encroaches onto the subject site. The resident has discussed this with Planning staff and the site plan review comments note that the driveway will need to be addressed with the abutting neighbor. The applicant's engineer is aware of this condition. Based on discussions with the abutting neighbor, the portion of the driveway that has been encroaching on the subject property has been there for a relatively long time. The abutting neighbor has provided a communication for the Planning Commission's consideration.



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. After Preliminary Site Condominium review, full engineering and construction plans will be reviewed administratively. Once achieved, Final Site Condominium review also requires Planning Commission and City Council review and approval.

In regards to the Tree Removal Permit and the Natural Features Setback Modification, those reviews lie solely with the Planning Commission. The Wetland Use Permit requires Planning Commission recommendation to the City Council.

MR Mixed Residential Option - Modification

As noted previously, the site is approximately 5.6 net acres (gross 6 acres) in size. The MR Mixed Residential District, which is an overlay to the existing R-4 One Family Residential District, requires a total of ten (10) acres to be utilized unless that standard is modified by the Planning Commission. The modification determination is subject to the following standard which includes the City's conditional use standards for review. Based on staff review, it appears that all other ordinance requirements have been met or can be met should the development be granted preliminary approval, including the remainder of the required MR Mixed Residential District standards.

The Planning Commission has considered similar requests to modify the land area requirements for use of the MR Mixed Residential District, although in some of those cases the acreage of the development has been closer to the required 10 acre minimum. For instance, Camden Crossing is approximately 9.3 acres. However, Cambridge Knoll is approximately 4.7 acres. The lot sizes and lot configurations in this area of the City vary greatly. For instance, Saddlebrook to the west, which is planned to ultimately connect to the proposed development, utilized the City's lot averaging requirements, while many other lots to the east have 80 feet or more of frontage and a wide variety of lot depths. In addition, to the north is Northfield Industrial Park, which is developed with numerous industrial buildings. Given the variety of lot sizes and configuration and the industrial development to the north, staff feels the Planning Commission can consider the modification of the minimum acreage requirement given the plan meets all other applicable standards, appears to be serviced adequately by public services, and would not otherwise be detrimental to the surrounding community given the abutting land uses that surround the general area.

SECTION 138-6.507 - Modification of Standards

The Planning Commission may modify the dimensional requirements of this [Article 6](#), Chapter 5 if it finds that another standard would be more reasonable due to existing site or neighborhood conditions, or because the site cannot physically comply with one or more of the requirements listed herein. In making a determination that a modification is warranted, the Planning Commission shall review the proposed development against the standards for approving a conditional use listed in [Section 138-2.302](#).

Tree Removal Permit

The applicant has provided a tree survey that indicates a total of 192 trees onsite. Of those trees, a total 54 were diseased or dead. Another 6 were actually located offsite. Therefore, 132 regulated trees were located onsite. Of those, a total of 36 trees were located within defined building envelopes. Of the remaining 96 qualified regulated trees, a total of 39 are proposed to be saved during development (thirty (30) regulated trees and nine (9) specimen trees). Based on the total sixty-six (66) regulated trees and twenty-seven (27) specimen trees to be removed and the nine (9) tree credits for specimen tree preservation, a total of 245 replacement trees are required to be provided. The applicant is proposing to pay these trees into the City's Tree Fund. The Planning Commission may wish to discuss with the applicant whether additional trees can be planted onsite, within the

buffer areas or near the north end of the site, to increase the overall future tree canopy for the development area.

Wetland Use Permit

The City's wetland consultant, ASTI, verified the wetland boundaries onsite on August 21, 2025. One City regulated wetland was found in the northern portion of the site. A second wetland was identified more central to the site (due to its isolation, size of less than 1 acre, and low quality, it was determined that City regulations would not be applicable).

The City regulated wetland located onsite is a young forested wetland and is approximately 1.2 acres in size. The tree species of the forested wetland were largely native species consisting of Green Ash, Silver Maple, and American Elm (nonnative species were essentially nonexistent). The tree canopy of this area was approximately 70%.

The soils within the wetland area were comprised of Sandy Loams and in a natural state. In ASTI's opinion, the wetland area, while not always wet, appears to collect small amounts of seasonal water runoff or from precipitation. There does not appear to be any flood storage function.

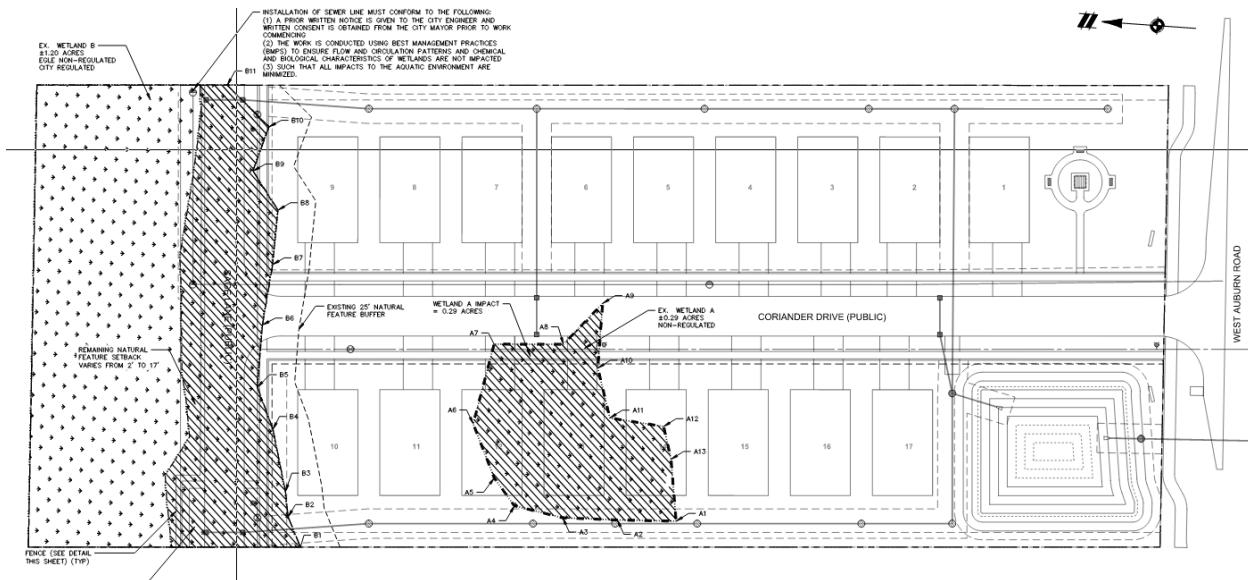
Based on ASTI's assessment, the regulated wetland onsite is of a medium ecological quality and function and should be considered to be a medium value overall natural resource.

The site plan proposes approximately 0.42 acres of wetland impact (18,267 square feet). The impacts are a result of the construction of Sage Lane and it was determined between ASTI and City staff that the planned extension of Sage Lane was a public good and therefore could be seen as a larger benefit than complete preservation of the wetland in this particular area of the City and within the current context it exists.

The applicant is proposing to construct a 4'-6" fence along the north side of Sage Lane to help delineate the edge of the wetland. Typically, a boulder wall is utilized in this scenario, however, based on the location of the roadway, the utilities and the edge of the wetland as proposed, a fence may be the better option due to limited space and topography.

Natural Features Setback Modification

The proposed plans would permanently impact a total of 336 linear feet of Natural Features Setback. The majority of these impacts are from the construction of the proposed extension of Coriander Drive and Sage Lane. As noted above, the applicant is proposing the construction of a split rail fence to define the natural features setback and wetland areas. Based on the site plan submitted and ASTI's professional review, ASTI recommends that the Natural Features Setback Modification be granted.



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	<ul style="list-style-type: none"> Planning Commission modification for site area per the MR requirements requested. Applicant will need to work with abutting land owner to the west to modify driveway location/configuration. 	Approval
Engineering	<ul style="list-style-type: none"> Comments noted on site plan to be handled at construction plan review Provide a topographical survey sheet with seal and signature Show slopes (as percentage) or elevations so slopes can be computed Revised pathway detail Utilize appropriate roadway cross section and curb detail 	Approval
Fire		Approval
Building		Approval
Forestry		Approval
Assessing		Approval

Motion for Preliminary Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. PSP2023-0010 Grandview, the Planning Commission **recommends** to the City Council **Approval** of the **Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department on November 24, 2025, 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 W. Auburn Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street. Further, the plan provides for future cross connections to adjacent properties.
3. Adequate utilities are available to the site.
4. The preliminary 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.
7. The requested modification for the reduction for the overall minimum land area required to utilize the MR Mixed Residential Overlay District is warranted since the site is approximately 6 acres and the site layout otherwise meets all City requirements, and also based on the context of surrounding properties that are of varying size and there are industrial properties abutting to the north.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium site plan approval.
2. Provide a landscape bond in the amount of \$153,412.00, plus 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. PSP2023-0010 (Grandview) the Planning Commission **grants a Tree Removal Permit (PTP2025-0013)**, based on plans received by the Planning Department on November 24, 2025, 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 137 regulated trees and 2 specimen trees.
3. Based on the number of preserved trees onsite, the number and type of trees being removed, the applicant is required to provide a total of 139 tree credits as a part of the overall development. The applicant is proposing to plant 21 trees onsite and pay 118 trees into the City's Tree Fund.
4. Overall, the applicant is planting 98 shade trees, 39 evergreen trees, plus 26 ornamental trees onsite as a part of the landscape plan.

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 118 replacement trees identified on the site plan (**unless modified by the Planning Commission to require additional plantings onsite**).

Motion to Approve Natural Features Modification

MOTION by _____, seconded by _____, in the matter of City File No. PNFSM2025-0005 (Grandview), the Planning Commission **grants a natural features setback modification** for 336 linear feet of Natural Features Setback of permanent impacts to the natural features setback area from the wetlands identified on the site plans to construct the proposed public road, grading associated with units 9 and 10 and associated development infrastructure, based on plans received by the Planning Department on November 24, 2025, 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, and the applicant has minimized the impacts to the natural features and associated natural features setbacks and the applicant has provided for the future protection of the natural features setback by providing a fence 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 the delineated City regulated wetland 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.
3. ASTI has indicated that the existing natural features setback areas are of a medium quality in their current condition, however, the extension of the public roadway system is of a greater public good.

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 November 26, 2025 prior to final approval by staff.

Motion to Recommend a Wetland Use Permit

MOTION by _____, seconded by _____, in the matter of City File PWEP2025-0005 (Grandview) the Planning Commission **recommends to City Council** approval of a **Wetland Use Permit** to permanently impact approximately 0.42 acres of wetlands to construct the public road, grading associated with units 9 and 10, and associated development infrastructure based on plans received by the Planning Department on November 24, 2025, with the following findings and subject to the following conditions.

Findings

1. The wetland located onsite is a forested wetland and its quality, as determined by ASTI, is of medium ecological quality due to its percentage of tree and shrub canopy, the lack of invasive species, size onsite and extending offsite, and its collection of seasonal localized stormwater runoff.
2. ASTI has reviewed the subject plans and proposed impacts to the city regulated wetland along with the proposed mitigation efforts to help reduce the impacts to those wetlands and has indicated that the plans as proposed are satisfactory.
3. Due to the greater public good of the extension and proposed future connection of the road system, it has been recommended by the City's environmental consultant to allow the proposed impact.

Conditions

1. 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.
2. The applicant verifies that an EGLE wetland permit is not required.
3. 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.
4. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of November 26, 2025.