



AREA PLAN AMENDMENT REPORT **Superior Charter Township Board of Trustees**

Sutton Ridge Apartments

Original Reports: May 21, 2015 and July 16, 2015

Current Report Date: January 15, 2016

1. Description

1.01 Action Requested. Approval of a major amendment to the approved Area Plan for the unbuilt phases of the Bromley Park Condominiums Planned Community (PC) development on parcel #J-10-35-100-006 to alter the development concept from 135 attached condominium units served by private roads to 125 single-story apartment units with attached garages served by access drives.

1.02 Applicant. Redwood Acquisition LLC, 23775 Commerce Park, Ste. 2, Beachwood, OH 44122.

1.03 Owner. R4 Properties LLC, 10356 Bouldercrest Dr., South Lyon, MI 48178

1.04 Location. Parcel # J-10-35-100-006; 30.77 acres south of Geddes Road and adjacent to the Bromley Park Condominium and Bromley Park Subdivision in the northeast quarter of section 35.

2. Area Plan Review

Section 7.200 (General Standards) includes a set of general conditions that apply to all Special Districts, while Section 7.301 [Planned Community (PC) Special District] includes design and development requirements that apply specifically to PC projects. Other Zoning Ordinance site design standards also apply, except where a deviation is proposed on the Area Plan and accepted by the Township Board. The following review comments on the revised Sutton Ridge Area Plan dated 12/18/2015 are based in part on Section 7.102C (Standards for Petition Review), and are intended to ensure compliance with ordinance standards as the preliminary and final site plans are developed:

2.01 Compatibility with the Master Plan. The subject land to be planned for a mixture of urban residential development. The revised Area Plan depicts a residential density of 4.06 units per acre, which represents a significant (7.5%) reduction in residential density from the approved Bromley Park Condominium Phase 2 final site plan density of 4.39 units per acre. The overall density of the combined Bromley Park/Sutton Ridge development would remain consistent with the Master Plan if the proposed Area Plan amendment is approved.

2.02 Ordinance standards. The proposed development is required to conform to all

applicable Zoning Ordinance requirements, except for specific deviations accepted by the Township Board as part of Area Plan approval. See part 4 of our report for additional comments on the proposed deviations.

- 2.03 Circulation and access.** The revised Area Plan includes two (2) ingress/egress points off of Wexford Drive. The applicants have proposed to eliminate the access from West Avondale Circle shown on previous plans, replacing it with a cul-de-cac and an emergency vehicle access.

Within the development, sidewalks are proposed along one side of the internal access drives "A" and "C," along both sides of access drive "B" (Meadhurst Dr.), and along the Wexford Dr. frontage. A pedestrian connection to the Township Park at the southwest corner of the development site is also planned. See part 4 of our report for additional comments.

- 2.04 Public facilities.** Public water and sanitary sewer lines and stormwater management facilities are available to serve the proposed development.

- 2.05 Open space.** The planned open space within the development is consistent with the requirements of Section 7.203 (Open Space Regulations), and includes both wetlands and upland areas. Recreation improvement details (such as seating areas, playgrounds, swimming pools, walking paths, etc.) would be required as part of site plan review for the development, per Section 5.206A.3. (Recreation Areas).

- 2.06 Parking and loading.** Resident parking is proposed in the garages and driveways of the proposed units, which is sufficient to satisfy the minimum requirements of Section 8.05 (Schedule of Off-Street Parking...). The additional guest parking shown on the revised Area Plan adjacent to access drives "A" and "C" has been set back from the internal access drive intersections consistent with our previous review comments. See part 4 of our report for additional comments.

- 2.07 Preservation of natural features.** The proposed layout generally follows the Bromley Park Condominium Area Plan layout related to preservation of natural features. Preservation and mitigation details would be required as part of site plan review, per Section 14.05 (Natural Features Protection).

- 2.08 Building layout and design.** The mix of exterior finish materials (vinyl siding, premium vinyl shakes, and stone veneer) is consistent with the requirements of Section 14.09B (Residential Building Exteriors). The rear facades for buildings A - E (which back up to the Bromley Park single-family homes along West Avondale Circle) have been further updated on the revised Area Plan to include additional architectural details and expanded areas of stone veneer (see sheets A1.1 and A1.5) that are well in excess of minimum Zoning Ordinance requirements.

The building layout on the revised Area Plan has been adjusted to substantially increase the separation distance between the proposed Sutton Ridge buildings A - E and the adjacent Bromley Park single-family homes above what had been previously

approved for the Bromley Park Condominium Phase 2 buildings. Otherwise, the revised building layout is generally consistent with the previously approved Bromley Park Condominium Area Plan.

3. Compatibility

The potential compatibility of the proposed Sutton Ridge development with the adjacent Bromley Park Subdivision was a topic of substantial concern during the public hearing. The importance of compatibility between land uses is also reflected in the following additional review criteria listed in Section 7.102C (Standards for Petition Review):

3.01 Location and layout. Section 7.102C.6. requires that *“The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood.”*

- (1) The proposed change to restrict the ingress/egress from West Avondale Circle to emergency vehicles only would effectively resolve the concerns expressed by Bromley Park homeowners about Sutton Ridge traffic impacts on the single-family neighborhood.
- (2) Based on the similarity in dwelling unit design, the amount of traffic associated with the proposed Sutton Ridge development is not anticipated to exceed the amount that would have been generated by the previously approved Bromley Park Condominium Phase 2 development.
- (3) The existing public roads in the neighborhood and access to Geddes Road were designed to accommodate a development of similar intensity and impact to the proposed Sutton Ridge development.
- (4) The network of sidewalks and pedestrian paths shown on the revised Area Plan is compatible with the neighborhood for purposes of pedestrian access, and would resolve several missing links in the public sidewalk network.

3.02 Compatibility of land uses. Section 7.102C.7. requires that, *“The proposed...mix of housing unit types and densities...shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.”* Section 7.102C.8. also addresses the compatibility issue by requiring that *“noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.”* The following compatibility-related findings should be considered:

- (1) The revised layout and design of buildings A - E (increased rear yard setback area and enhanced rear facade design and materials) are positive changes to maximize compatibility with the adjacent single-family neighborhood.
- (2) The revised Area Plan includes extensive landscaping along the common lot boundary to establish a visual buffer from the adjacent single-family homes.

The proposed landscape improvements substantially exceed the minimum screening requirements of the Zoning Ordinance.

- (3) A “*condominium*” is not a land use per se, but rather is a means by which real property is divided into individual units, where ownership and occupancy are governed by deeds. In a similar way, “*rental apartment*” describes occupancy of individual residential units governed by leases. While the change from a condominium development and other proposed site alterations would constitute a major change from the approved Bromley Park Condominium Area Plan, the types of residential land uses are similar in character, appearance, and potential impact.
- (4) As defined in Article 17.0 (Definitions), both the existing Bromley Park Condominium and proposed Sutton Ridge dwelling units would be considered to be “*attached townhouses,*” or what the approved Bromley Park Condominium Area Plan referred to as “*attached single-family dwellings.*”
- (5) The existing Bromley Park homes and condominium units can be leased, just as the Sutton Ridge units are proposed to be.
- (6) At the Township’s suggestion, the applicant has included their rules and regulations for tenant behavior as an exhibit on sheet C5.0 of the revised Area Plan. If accepted by the Township Board as part of an Area Plan approval, these standards (which address noise, cleanliness, maintenance, parking, and other conduct-related conditions) would apply to the property, regardless of future ownership changes. These lease addendum standards are more restrictive than the existing Bromley Park Condominium bylaws, and are designed to ensure an “*atmosphere of peace and quiet.*”



4. Review of Proposed Ordinance Deviations

Section 7.003 (Regulatory Flexibility) allows for the option of Township Board approval of “*limited deviations*” from specific Zoning Ordinance standards. Permitted deviations are required to “*result in a higher quality of development than would be possible without the deviation.*” A total of eight (8) ordinance deviations were proposed on the Area Plan reviewed by the Planning Commission. The applicant has modified several of the proposed deviations and deleted deviation #6 in response to the comments received during the Planning Commission's review. Seven (7) deviations are listed on the revised Area Plan's cover sheet, and our comments on each request follow:

#	Requested Deviation(s)
1	<p>Section 5.206A.1.b. (minimum side-to-side separation distance)</p> <p>Comments: The requested 3.25-foot deviation is minimal, and would facilitate the inclusion of additional variation in the mix of dwelling unit types. <u>We have no objection from a planning perspective to approval of deviation #1.</u></p>
2	<p>Section 5.206A.1.c. (minimum rear-to-rear separation distance)</p> <p>Comments: The requested five-foot deviation is minimal, and allows for an increased separation area between Sutton Ridge and the adjacent single-family homes. <u>We have no objection from a planning perspective to approval of deviation #2.</u></p>
3	<p>Section 7.201A (Vehicular Access)</p> <p>Comments: The Planning Commission recommended rejection of the applicant's original deviation request to allow private access drives within the development, rather than the private roads shown on the approved Bromley Park Condominium final site plan. In response, the applicant has proposed to develop access drive "B" (Meadhurst Dr.) as a private road consistent with county Road Commission standards and the cross-section detail depicted at the top of sheet C5.0. This change was requested by the Township in part to ensure continuing access to the utility corridor for maintenance purposes, and unrestricted pedestrian access to the adjacent Township park.</p> <p>Deviation #3 would still be required to facilitate the conversion of the West Avondale Circle entrance to a cul-de-sac and emergency access only, to allow for guest parking, and to provide for safe access to the "mail center" located on the access drive "A." Allowing the deviation for access drive "A" would also help to maximize the separation distance between Sutton Ridge and the adjacent single-family homes. <u>For these reasons, we have no objection to Board approval of the revised Area Plan with deviation #3.</u></p> <p>[Also see deviations #7 and #8 below, which also address road-related issues.]</p>
4	<p>Section 7.201B (Pedestrian Access)</p> <p>Comments: This provision of the general standards for all Special Districts effectively requires that a sidewalk be provided along both sides of internal streets and access drives to provide pedestrian access to "each lot or principal building" in the development. The Planning recommended denial of the applicant's original request to provide internal sidewalks along only one side of the internal access drives. The revised Area Plan includes sidewalks on both sides of access drive "B" (Meadhurst Dr.), which would facilitate direct pedestrian access to the adjacent Township park. Deviation #4 would still be required to allow provision of sidewalks on one side of access drives "A" and "C." Allowing the deviation for drive "A" in particular would help to maximize the separation distance between Sutton Ridge and the adjacent single-family homes. <u>For this reason, we have no objection to Board approval of the revised Area Plan with deviation #4.</u></p>

#	Requested Deviation(s)
5	<p>Section 7.201F.6.a. (Meadhurst Dr. perimeter open space setback)</p> <p>Comments: A minimum 50-foot wide area of perimeter open space is required adjacent to the short section of Meadhurst Dr. public road that was part of phase 1 of the Bromley Park Condominium development. A note on sheet C4.1 indicates that the applicant plans to seek an abandonment of this short section of public road right-of-way in favor of a private easement that would maintain access to the Bromley Park community pool.</p> <p>The proposed deviation is minimal, and is consistent with the approved Bromley Park Condominium Phase 2 final site plan, which showed a similar building at this location. The deviation would permit building “K” to remain at its proposed location, whether the public road stub is abandoned or not. <u>We have no objection from a planning perspective to approval of deviation #5, provided that the minimum 25-foot long space for parking in the driveway is provided for each unit in building “K” as shown on the revised Area Plan.</u></p>
7	<p>Section 8.06E.3. (parking space ingress/egress)</p> <p>Comments: This provision of the general parking standards prohibits the creation of parking spaces that would require a motorist to back out directly onto a street. The Planning Commission recommended rejection of the applicant's original request to allow guest parking on all internal drives, including directly adjacent to intersections. In response, the applicant has revised the Area Plan to address safety concerns noted in our previous report, and to restrict guest parking to more limited areas of access drives "A" and "C."</p> <p>The proposed parking arrangement would reduce development costs, but would not add to the development’s character or result in a higher quality of development. However, with the proposed conversion of the West Avondale Circle entrance to a cul-de-sac and emergency entrance only, the potential safety impacts of this deviation are minimal, and approval of the deviation would minimize the need to intrude into the expanded setback area adjacent to the single-family homes to provide additional area for off-street guest parking elsewhere within the development. <u>For these reasons, we have no objection to Board approval of the revised Area Plan with deviation #7.</u></p>
8	<p>Section 7.201C (Design and Construction of Streets)</p> <p>Comments: This provision of the general standards for all Special Districts requires that all internal streets “<i>be designed and constructed according to established standards for public streets, unless a deviation is approved.</i>” The Planning Commission recommended rejection of the applicant's original request to waive this requirement for all internal drives. The applicant has revised the Area Plan in response to Commission comments.</p> <p>This deviation should be tie-barred with deviation #3 in any action by the Board. <u>If deviation #3 is accepted by the Board as presented, we have no objection to Board approval of the revised Area Plan with deviation #8 as well.</u></p>

5. Plan Details that Remain to be Addressed by the Applicant

The conceptual land use arrangement, range of dwelling units, and proposed dwelling unit density depicted on the revised Sutton Ridge PC Area Plan dated 12/18/2015 are generally acceptable, based upon applicable Master Plan policies and Zoning Ordinance standards. The applicant's revisions to the building layout, pedestrian and vehicular access, and scope of ordinance deviations, as depicted on the revised Area Plan, are substantial in character and reflect a thoughtful response to the comments received during the Planning Commission's review.

The revised Sutton Ridge PC Area Plan dated 12/18/2015 is substantially complete. However, we would recommend that the following details be addressed by the applicant, prior to final action by the Township Board:

- 5.01 The location of the turnaround area so close to West Avondale Circle and directly between the two adjacent homes has the potential to create noise and headlight-related conflicts with these immediate neighbors when in use. In addition, close proximity to West Avondale may encourage some motorists to cut across the emergency access. For these reasons, we would recommend that the applicant revise the Area Plan to move the turnaround at least 75 feet further to the southwest away from West Avondale Circle.
- 5.02 The inclusion of proposed deviation #6 in the chart on the Sutton Ridge Area Plan cover sheet is potentially confusing, since the applicant also states on the plan that the "*requested deviation is no longer needed.*" We recommend that deviation #6 be deleted entirely from the chart, and the requested deviations renumbered accordingly.

Respectfully submitted,

Donald N. Pennington
Rodney C. Nanney, AICP
Land Use Planning Consultants

This report is made to the Township Board, and is the property of Superior Charter Township. The report addresses the completeness of the application and issues of concern. While reports may be provided to applicants and may be helpful to them, the report is not generated for the applicant and does not necessarily address all items that may be raised by the Commission or required by the Zoning Ordinance. The report is not binding upon the Township, and final authority to determine all matters, including completeness of application, remains with the Planning Commission. In all cases, it is the responsibility of the applicant to carefully review the Zoning Ordinance and Master Plan, and to ensure that all requirements have been met.

January 14, 2016

CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road
Ypsilanti, MI 48198

Attention: David Phillips, Township Clerk

Regarding: **Sutton Ridge Apartments**
Area Plan Review #2
OHM Job # 0140-15-1018

On the Township's behalf, we have performed our second review of the material prepared and submitted by CESO, Inc. for the above referenced project. The plans have a latest revision date of December 18, 2015 and were received by this office on December 22, 2015. A brief summary of the project, followed by our review comments, have been provided below.

The materials submitted consist of an Area Plan amendment for the construction of 22 apartment buildings, containing 125 single story apartment homes. The site is in the southwest quarter of Section 30 located south of Geddes Road in the area previously planned as the Bromley Park Condominiums Phase 2. Public water and sewer are available and are proposed to be installed throughout the development connecting to existing Township's water and sewer system. A stormwater management system is proposed throughout the development as a public drainage district.

Site access is proposed by connection of a private road (Drive "B") to the existing Meadhurst (public) road designed in conformance with the Township's private road standards. A second access point is proposed by connection of a private drive (Drive "A") to the existing Wexford (public) Road. Additionally, an emergency vehicle access is also proposed by connection of a private drive (Drive "C") to West Avondale Circle (public road). These connections to public roads will require approval and permit from the Washtenaw County Road Commission.

Vehicle circulation through the site is provided by private road (Drive "B") and two private access drives (Drive "A" and "C"). Drives "A" and "C" are proposed to deviate in cross-section from Township ordinance 7.201 C (Design & Construction of Streets) and are proposed as internal access drives, not public or private roads. On street parking is not permitted and off street parking areas are proposed at various locations.

Sidewalk is proposed on one side of Drive "A" and "C" deviating from Township ordinance 7.201 B (Pedestrian Access). Sidewalk on the east side and an eight (8) foot wide pathway on the west side are proposed along the private road (Drive "B"). The pathway is proposed to stop near the Bromley Park Community Center property and crosses over to the east side of Drive "B". This would result in pedestrian access on on-side of the road for approximately 250 feet.

OHM Advisors

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Based on the information presented we offer the following comments for your consideration:

Required Zoning Ordinance Information

1. The applicant shall illustrate approximate areas of cut/fill needed for the project grading. This property was previously rough graded as part of the Bromley Park Condominium development and notes on Sheet C3.0 provide some information on limited areas where additional grade changes are needed.

Engineering Comments

2. The section of existing aggregate surface utility maintenance path shall be paved and connected to the existing eight (8) foot wide utility maintenance path.
3. It appears that the proposed right-of-way for Drive "B" does not maintain a 66-foot width at the northern end of the road. The 66-foot width of the right-of-way shall be maintained along Meadhurst Drive to Wexford Drive.
4. The proposed eight (8) foot wide bike path shall be extended along the west side of Meadhurst Drive, connecting to existing walk north of Wexford Drive.
5. We recommend that the applicant consider relocating the cul-de-sac at the end of Drive "C" further to the southwest away from the existing Bromley Park Subdivision homes and extend the emergency access fire lane to connect between Drive "C" and West Avondale Circle. In addition, we recommend that the existing road access return at this location on West Avondale Circle be removed and replaced with a straight section of mountable curb. It is our opinion that this recommendation will help deter motorists from using this connection point that is intended for emergency access only.

Conclusion

We have reviewed the material, dated December 18, 2015, for the above referenced project on the Township's behalf. At this time, we recommend that the Applicant incorporate the above-mentioned comments prior to submitting the Area Plan for further consideration.

If there are any questions with this review, please call us at (734) 522-6711.

Sincerely,

OHM Advisors

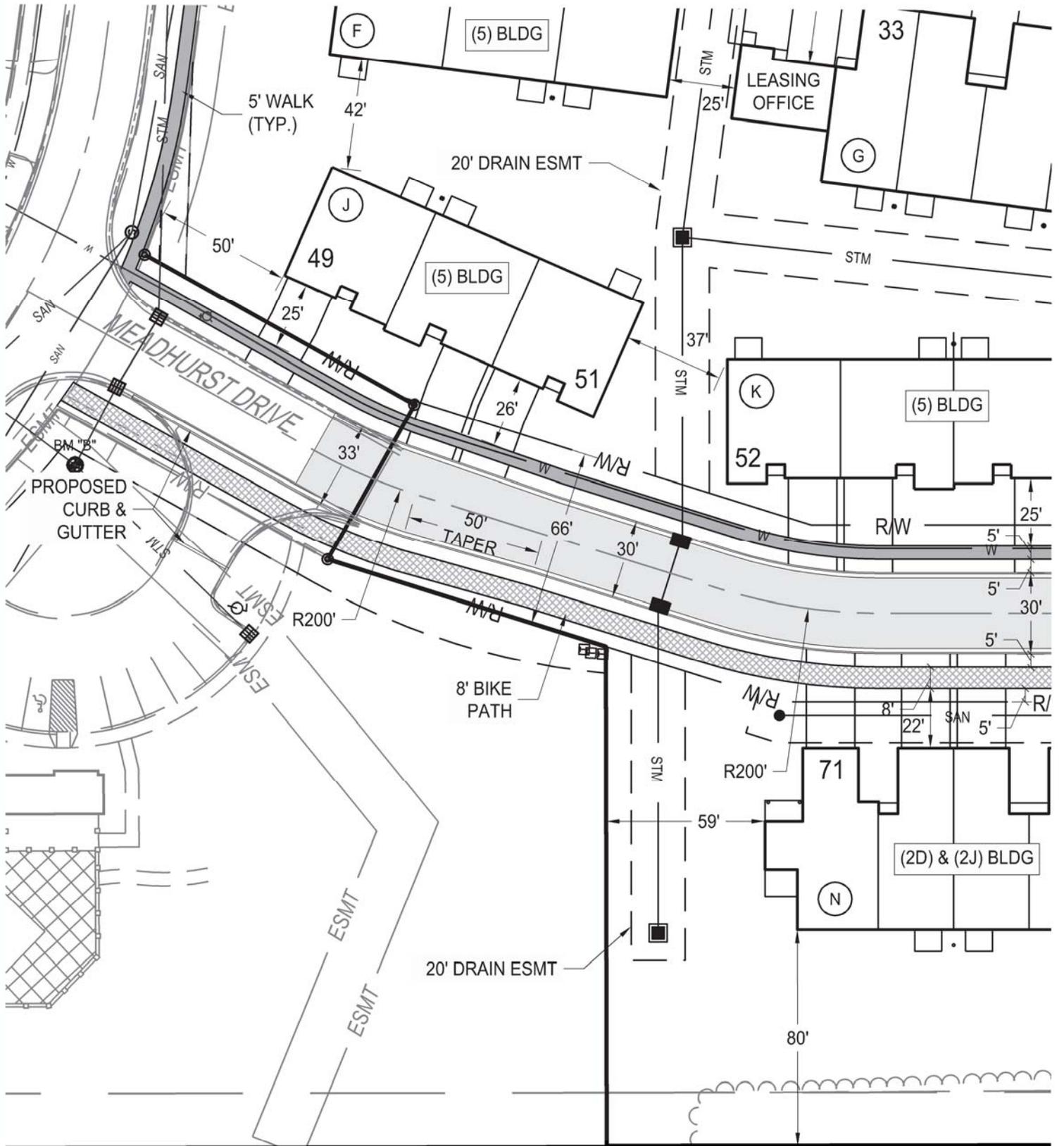


Rhett Gronevelt, P.E.



Jacob Rushlow, P.E.

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Keith Lockie, Utilities Director (via e-mail)
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Don Pennington, Township Planner (via e-mail)
Kellie McIvor, Redwood Development LLC (via e-mail)
Dan Kever, CESO Inc. (via e-mail)
File



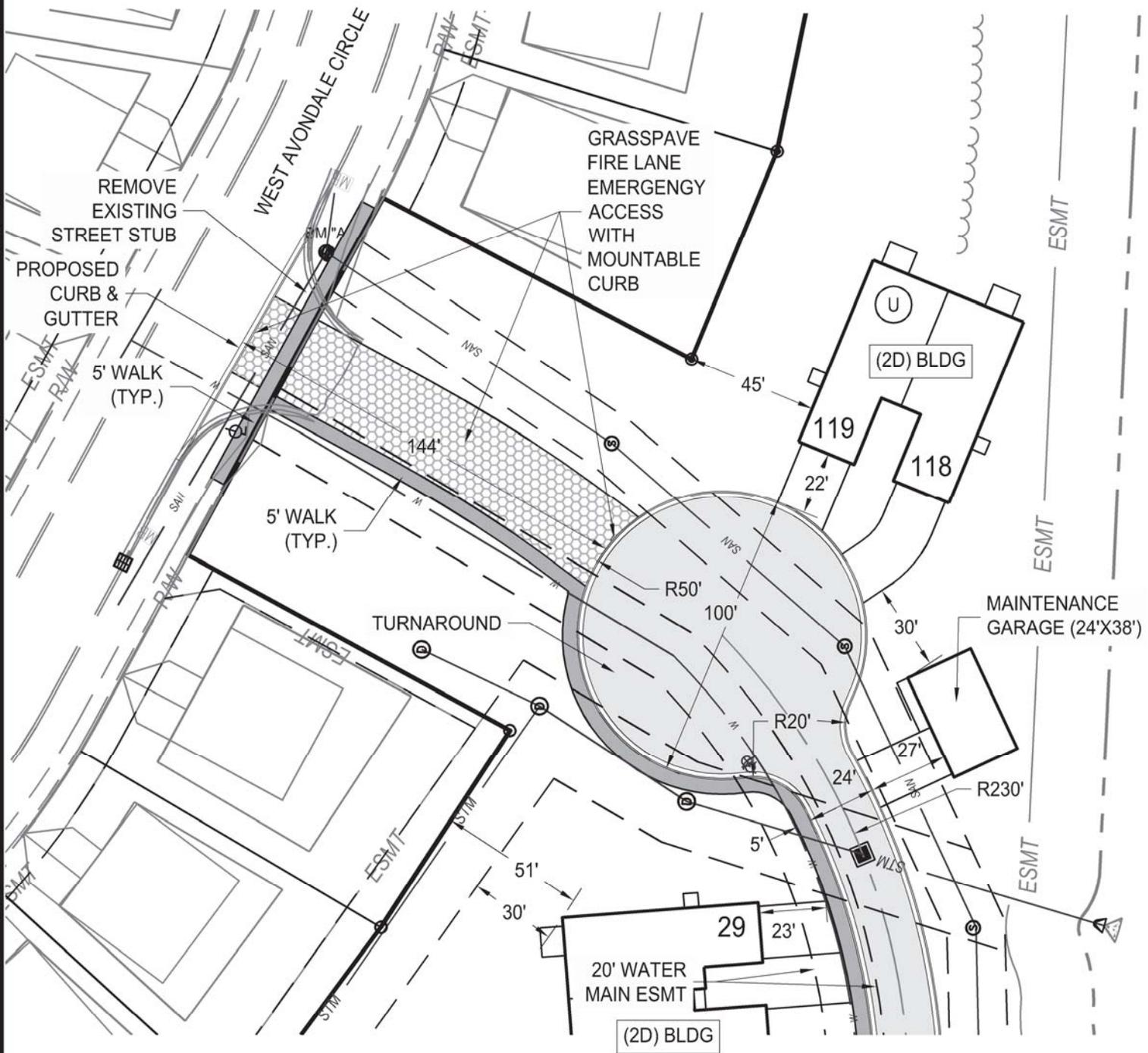
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GRAPHIC SCALE (IN FEET)
 1"=50'

EXHIBIT 2 SUTTON RIDGE

01/22/16 SUPERIOR TWP.



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GRAPHIC SCALE (IN FEET)

1"=50'

EXHIBIT 3 SUTTON RIDGE

01/22/16

SUPERIOR TWP.