



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: July 5, 2017

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Community & Economic Development
R. Brent Savidant, Planning Director

Subject: PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2017-0007) – Proposed Raintree Village on the Park (FKA Paradise Park at Raintree Village), West of John R between Big Beaver and Wattles (access provided by stub off North Lake Road), Section 23, Currently Zoned R-1C (One Family Residential) District

The applicant Mondrian Properties submitted the above referenced Preliminary Site Plan Approval application for a 59-unit site condominium. The property is currently zoned R-1C (One Family Residential) District. This is the second application submitted under the recently adopted enhanced cluster provisions. City Council is responsible for granting Preliminary Site Plan Approval for cluster applications, following a Planning Commission public hearing.

The Planning Commission held a public hearing on this item on April 25, 2017 and recommended approval by an 8-0 vote, subject to the following.

1. Submit open space preservation covenant and methods for protecting natural features prior to Final Site Plan Approval.
2. Add additional pedestrian crossing on North Lake Drive.
3. Address interior walking path issues identified in report related to design, signage and separation from adjacent properties.
4. As a design consideration, review the final operation and maintenance of the existing retention basin on the Shanahan drain, whether it should be operated and maintained by the City of Troy, Raintree Village Homeowners Association or Oakland County Water Resource Commission, or any combination thereof.

Storm water detention is provided offsite in an existing retention basin located within Raintree Village Subdivision No. 1. The pond is privately owned by the Raintree Village Homeowners Association (RVHA) but serves as regional detention for a number of residential developments in the area. The Shanahan Drain (a County Drain) traverses the pond. The RVHA is responsible for maintenance of the retention pond. PEA completed a study of the retention pond in May, 2017 (see attached).

Representatives of the RVHA have an interest in the function and quality of the pond and have been in communication with the applicant, the City and the Oakland County Drain Commission since the application was submitted.



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The applicant has agreed to the following:

1. Pay for the demolition, earthwork and erosion control of the banks of the pond near the Shanahan Drain outlet and the headwall, up to an amount of \$40,000 (scope of work defined in PEA Report, Option #1)
2. Add language to the Master Deed to pay matching dues to the RVHA for maintenance of the pond and park abutting the pond.

Moving forward, the City will accept responsibility for inspection and maintenance for pond inlets and the pond outlet, as any failure would have a negative impact upstream and downstream of the pond.

A summary of the project was prepared by the Planning Consultant and is included in the attached agenda item from the April 25, 2017 Planning Commission regular meeting. The site plan under consideration is the same as site plan that was considered by the Planning Commission on April 25, 2017.

City Management recommends approval of Raintree Village on the Park Site Condominium cluster development.

City Attorney's Review as to Form and Legality

Lori Grigg Bluhm, City Attorney

Date

Attachments:

1. Minutes from April 25, 2017 Planning Commission Regular meeting.
2. Agenda item from April 25, 2017 Planning Commission regular meeting.
3. Site Plan.
4. Public comment.
5. Bank Erosion Investigation, prepared by PEA, dated May 9, 2017.
6. Email from Joseph Maniaci of Mondrian Properties, applicant, dated July 6, 2017.

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