



September 9, 2021

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

Subject: Final PUD Plan Review #2– Chestnut Hills (Chestnut Development LLC)
NW Corner Whitmore Lake and N. Territorial; Parcel ID B-02-19-100-006
Plans dated September 7, 2021

Dear Planning Commissioners:

Chestnut Development LLC, the applicant for the 91.5-acre parcel located at the NW corner of Whitmore Lake Rd. and N. Territorial Rd. has submitted Final PUD (Planned Unit Development) Plans for a residential PUD on a 79.06-acre portion of the site, with the remainder of the property reserved for future development.

PROJECT DESCRIPTION

The applicant proposes a residential development; the two (2) previously proposed commercial “out lots” have been removed from Final PUD consideration. The outlying parcel¹ will remain zoned LR-Low Density Residential.

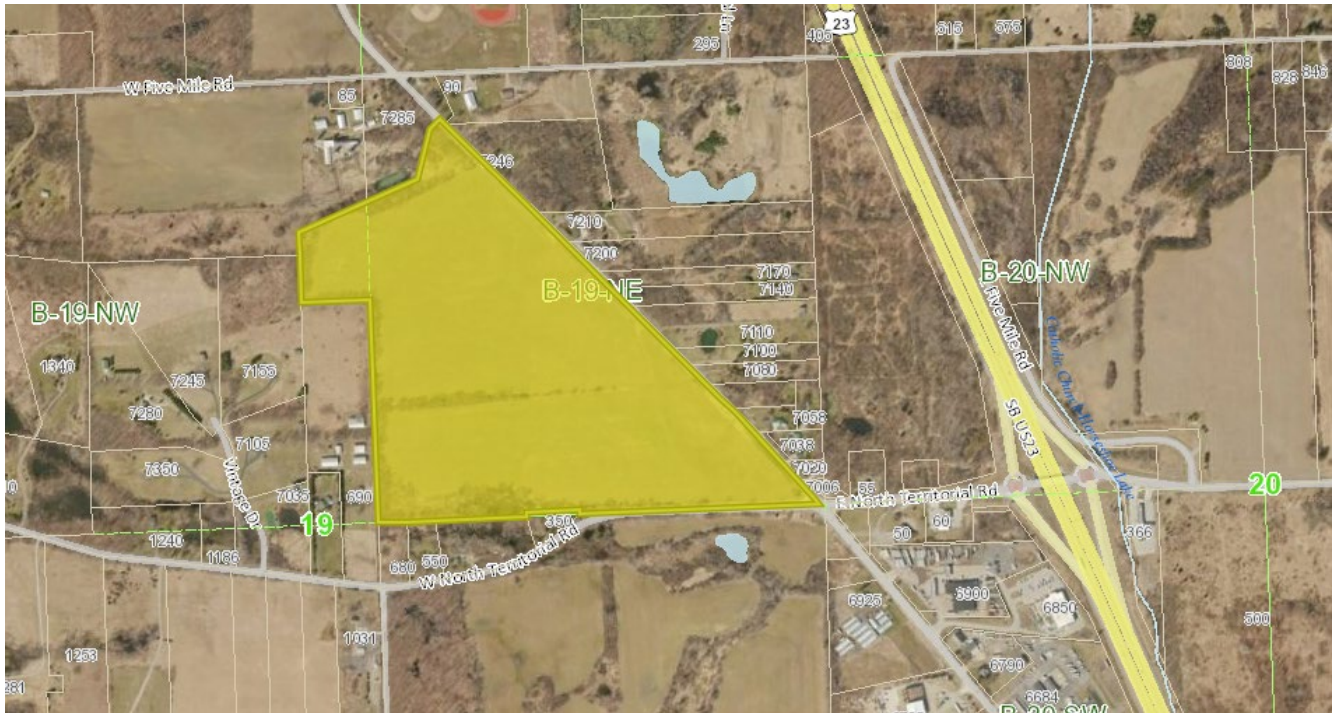
The proposed residential PUD contains two (2) types of residential units:

- 208 ranch-style attached rental units
- 56 single-family detached homes on individual lots (units)

The single-family homes will be organized within a site condominium, part of the 79.06-acre site. The attached rental units will be owned and operated by a single owner/developer. The Developer proposes a community well system as the domestic water supply for the homes. At the August 25, 2020, meeting, the Township Board voted to refuse the establishment and maintenance of a municipal water system. This action was required by the State in order for the Developer to receive County and State approvals for their proposed community well system.

The Developer also proposes municipal sanitary sewer service provided by the Township. The existing boundaries of the municipal sewer service district do not currently incorporate the subject property. However, the Master Plan recommends expansion of the district to include properties identified with an MDR-Medium Density Residential future land use designation. Expansion of the sewer district to include the subject property is consistent with the Master Plan. A finding of fact in the Township Board’s approval resolution for the Preliminary PUD confirmed the Township’s system has sufficient capacity to provide sanitary sewer service to the Chestnut Hills and Chestnut Village communities, and they will be allowed to connect to the Township sanitary system.

¹ Development of the outlying property will require separate approvals from the Township, and will be subject to all pertinent ordinances, including the Whitmore Lake/North Territorial Overlay District.



Aerial, Parcel ID: # B-02-19-100-006 (Source: Washtenaw County Parcel Viewer, 2021)

In summary, the applicant proposes the following:

1. 264 residential units as follows:
 - a) 56 detached homes on 60 ft. x 140 ft. lots, located in the southwest portion of the development.
 - b) 208 attached rental homes (34 buildings, 4-8 units per building) located in the central and northeast areas of the development.
 - c) Both residential unit types will each have a dedicated, attached two-car garage.
2. All homes to be supplied water from a community well system and municipal sanitary sewer service from the Township.
3. Under the Township Master Plan, the MDR – Medium Density Residential category allows 4 residential units per acre for parcels served with centralized sewer and water services. The proposed density of the project is 3.3 units per acre which is consistent with the Master Plan.

THE PUD PLANNING PROCESS

The PUD process requires Preliminary and Final PUD Plan review, with both stages requiring a recommendation from the Planning Commission, and final approval from the Township Board.

Preliminary PUD approval for the proposed development was granted by the Board of Trustees on May 25, 2021 with conditions. These conditions include the following:

1. There shall be strong paved pedestrian connections provided throughout the site and along Whitmore Lake Road. *5' wide paved walkways are proposed throughout the site, and along the entire frontage of Whitmore Lake Road. This width is acceptable for internal sidewalks, however, for recreational and regional connection purposes the pathway along Whitmore Lake Road shall be a minimum of 8' wide.*



2. There shall be a 100-foot buffer around the perimeter of the parcel. *The 100' buffer has been provided, and includes areas of berms, landscape plantings, areas of natural vegetation, and woodlands to be preserved.*
3. The Applicant shall resolve the issues identified in the OHM & McKenna reports dated March 30, 2021. *The Applicant has satisfied the issues raised in our review letter dated March 30, 2021 with the exception of satisfactory review by the Township Attorney. We defer to the Engineer regarding engineering issues.*
4. That the Applicant obtains permitting and approvals from the agencies defined on Page 2 of the OHM report referenced above. *This condition has not yet been satisfied.*
5. That the Developer provide in the buffer areas of hardwood trees, such as oak and red maple preferably, as opposed to bushes, or evergreen trees, especially along the Whitmore Lake Road areas, to mitigate some of the impervious surfaces the development will bring, and that there be a hardwood tree planting in the back yard of each unit (all units) in addition to the proposed ornamental tree in the front of each unit. *The Applicant has satisfied this requirement for the buffer (greenbelt) areas, but not the tree plantings for each unit. The landscape plans show shade trees in the front yards and ornamentals in the rear yards in the areas surrounding the rental units. In addition to the Board's tree requirements, the Code requires "Trees shall be provided in the margins of both sides of all streets and shall be placed at the minimum rate of two per single-family residential lot or at a maximum distance apart of 60 feet". We recommend revising the Board's requirements around the attached units to include one (1) hardwood street tree for every two (2) units in the front, two (2) hardwood trees for each end unit, and one (1) flowering or conifer tree for every two (2) units in the rear. This is based on spatial constraints and layout of the attached units.*

Final PUD plans have been submitted, along with all relevant required materials for review and comment by the Township and its agents. We have reviewed the Final PUD Plan submittal for compliance with the Zoning Ordinance and Master Plan, and offer the following comments:

RECOMMENDATION

Based on our review, we find the proposed Final PUD plans generally consistent with the approved Preliminary PUD plans including most of the conditions.

We recommend the Planning Commission recommend approval of the Final PUD application subject to the following conditions:

1. Review and approval of the Master Deed, Bylaws and Exhibit B documents by the Township Attorney.
2. Inclusion of the six (6) Traffic Mitigation Measures listed on page 4 of the Fleis & Vandenbrink Traffic Impact Study dated July 27, 2021, or other appropriate measures as required by Washtenaw County Road Commission.
3. Verification of wetland regulation subject to EGLE Regulation Status determination and provide 25' buffer of non-disturbance if required.
4. The entrance of Chestnut Hills Drive at N. Territorial shall comply with the regulations in Article XXIII.I – WLNT Whitmore Lake/North Territorial Overlay District and is not exempt.
5. Provide calculations of DBH total for Landmark Tree removals and identify mitigation tree plantings on the landscape plans.
6. The single 10+/- acre out lot at the intersection of N. Territorial and Whitmore Lake Road is excluded from the project. It will require separate Township approvals for any proposed land division or improvements. The plans shall be revised to reflect this condition.
7. Grading of out lot parcel shall be permitted for the purpose of land balancing overall site, except for the wetland buffer if one is required.



8. The Applicant shall obtain all permits and approvals from the agencies defined in the OHM report dated September 9, 2021 prior to construction.
9. Review and approval by the Township Engineer of Construction Plans, including storm water management, sanitary sewer and water main systems, paving, curb & gutter, clearing and grading, and site lighting prior to construction.
10. Revision of the landscape plans to include: one (1) hardwood tree in the rear of each unit, and one (1) ornamental tree in the front of each unit, plus street trees per Sec. 36-709(g)(15) for the site condominium units, and one (1) hardwood street tree for every two (2) units in the front, two (2) hardwood trees for each end unit, and one (1) flowering or conifer tree for every two (2) units in the rear for the attached units.
11. Increase pathway width to 8' wide along Whitmore Lake Road.
12. Project signage will require review and approval under separate application to the Township.

If you have any questions regarding this case, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA

John Jackson, AICP, NCI
President

R. James Gorenflo, ASLA
Principal Planner