

MEMORANDUM



TO: VICTOR CARDENAS, INTERIM CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: CHRISTIAN CARROLL, PLANNER
SUBJECT: STATION FLATS – CLOSED SESSION
DATE: FEBRUARY 16, 2023

Station Flats is a proposed 160 unit multi-family development located on the east side of Wixom Road and south of Grand River Avenue. The site is currently vacant and is subject to a consent judgment that initially envisioned this property being developed as a traditional "big box" store. The parcel contains an existing access drive to Wixom Road, several easements, and a significant wetland and woodland presence on the southeast portion of the 24.77 acre site.

The applicant recently submitted a revised plan for Pre-Application review that shows a 160 unit, 4-story multi-family development that includes a first-floor clubhouse, pool, and two-story co-working/café space open to residents and the public. See attached excerpt from the concept plans submitted for the Pre-App meeting.

The unit mix of the current proposal includes 7 live/work units, 24 studio units, 69 1-bedroom units, 58 2-bedroom units, and 2 3-bedroom units. In addition, interior bicycle parking/storage and a dog park located to the southwest of the building is proposed. A Pre-Application Review meeting was held with the applicant on February 9, 2023 to discuss these changes and the next steps moving forward. This is a significant change from the four three-story building, 143 unit, multi-family development that was previously proposed in August of 2022, and summarized in a memo at that time.

During last week's Pre-Application Meeting, staff noted several significant concerns with the proposal. These concerns included:

- Lack of required unit mix for RM-2 Zoning District
- Lack of a shared parking study and narrative justifying insufficient parking,
- Lack of adequate landscape buffering and site screening (particularly adjacent to the Sam's Club loading dock),
- Lack of details regarding the proposal's wetland impacts (particularly grading of the retaining wall within the wetland buffer and close to the existing conservation easement),
- Lack of details regarding the regulated woodland trees that will be impacted by the development as shown, and
- Technical considerations of the plan to accomplish ordinance standards relating to parking setbacks, façade ordinance standards prohibiting the use of vinyl siding, photometric plan requirements, and insufficient turning radius for fire trucks.

The applicant indicated that the intention is to work to address the concerns noted, and will request deviations from the ordinance standards for those issues that cannot be addressed.

Staff continues to note that the proposed use of the site, multiple-family residential, significantly differs from uses permitted in the consent judgment and this use is not consistent with the surrounding uses in the area. While the attached land use narrative prepared by the applicant notes that additional rental housing is needed in the area, there are potentially more feasible locations for a multiple-family development within the City, either on property as currently zoned for multiple family uses, or as recommended in the Master Plan.