



**SUBJECT:** Approval of a one-year extension of the Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan approvals for The Bond development, JSP 18-10, until July 22, 2021. The site plan proposes two, four-story multiple-family residential buildings and a 5,578 square foot single-story commercial building on approximately 7.74 acres located on the southwest side of Bond Street, south of Grand River Avenue and west of Novi Road.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning

**BACKGROUND INFORMATION:** The applicant is proposing to redevelop the former Fendt Transit Mix Concrete Plant into a mixed-use development with two, four-story multiple-family residential buildings with a total of 253 apartments and a single-story commercial building (5,578 SF). The site improvements include a two-level parking structure, surface parking, site amenities such as a swimming pool, landscaped courtyards and related landscape improvements. The building's orientation is primarily toward Bond Street, with only a few of the building's windows opening onto the rear property line adjacent to the railroad tracks.

The development is proposed to be constructed in three phases. Each of the two residential buildings will be constructed in a separate phase. A temporary six-space gravel parking area for cemetery visitors will be constructed along with phase 1. The commercial building will be constructed in the third phase along with paving the parking that is offered for convenient access to the cemetery.

Approvals for the project proceeded as follows:

- The Planning Commission held the required public hearing and recommended approval to the City Council of the Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan on June 27, 2018.
- The City Council approved the Preliminary Site Plan, Phasing Plan, Woodland Permit, and Storm Water Management Plan on July 23, 2018.

The applicant has now requested an extension of the Preliminary Site Plan approval, and other associated approvals. The Zoning Ordinance allows for up to three one-year extensions of Preliminary and Final Site Plan approval. This is first extension requested by the applicant.

The Community Development Department is not aware of any changes to the ordinances or surrounding land uses, which would affect the approval of the requested extension for one year. The ordinance provides provisions for consideration of approvals of the extension of the Preliminary Site Plan, which include the following:

*It is the burden of the applicant to show good cause for the granting of the requested extension. The body which approved the preliminary site plan shall consider the following factors in its determination of whether good cause exists:*

- i. The applicant has demonstrated that needed utility services have been delayed;*
- ii. The applicant has demonstrated that technical reviews of the final site plan have raised unforeseen development problems;*
- iii. The applicant has demonstrated that unforeseen economic events or conditions have caused delays;*
- iv. The approved plan to be extended is in compliance with all current site plan criteria and current ordinances, laws, codes and regulations;*
- v. There is no pending zoning ordinance which would substantially change the requirements of the approved plan.*

Please refer to the attached letter from the applicant, which requests the extension of the Preliminary Site Plan approval. The reasons cited by the applicant include:

- The delay in utility relocations by DTE, preparation of revised utility easements, and the need for formal approval from the railroad;
- The unexpected increase in expenses while developing the final plans that the applicant intends to address with the City at the time of Final Site Plan submittal;
- The lengthy process in working thorough the funding application with HUD; and
- The Corona Virus which has caused the applicant to slow the work on the project for three months.

Approval of the extension of Preliminary Site Plan approval is recommended. Attached are minutes from the Planning Commission and the City Council meetings, and a copy of the approved Preliminary Site Plan.

**RECOMMENDED ACTION:** Approval of a one-year extension of the Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan approvals for The Bond development, JSP 18-10, until July 22, 2021.