



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2014-0378 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: October 31, 2014

SUBJECT: Request for Preliminary Planned Unit Development (PUD) Concept Plan Approval – City File No. 14-012 – Barrington Park, a proposed 148-unit residential development, IAC Barclay, LLC, Applicant

REQUEST:

Approval of a Preliminary Planned Unit Development (PUD) Concept Plan for Barrington Park, a proposed 148-unit attached residential development consisting of 30 buildings with 3-6 units each on 15.6 acres located at the northeast corner of Auburn and Barclay Circle. There is commercial to the west, medical offices and residential to the north, residential and the DPS garage to the east, and a school and residential to the south. The site was formerly approved for a Crittenton Medical Facility and Urgent Care, but Crittenton no longer is interested in developing the property.

BACKGROUND:

The PUD option is intended to permit flexibility in development that is substantially in accordance with the goals and objectives of the City's Master Land Use Plan at the discretion of the City Council. The PUD option seeks to:

- Encourage innovation to provide variety in design layout
- Achieve economy and efficiency in the use of land, natural resources, public services and utilities
- Encourage the creation of useful open spaces
- Provide appropriate housing, employment, service and shopping opportunities

The PUD option can permit residential uses of non-residentially zoned land and increased density. The PUD review process consists of a two step process as follows:

1. **Step One: Concept Plan.** The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be developed. This step requires a Planning Commission public hearing and recommendation to City Council followed by review by the City Council.
2. **Step Two: Site Plan/PUD Agreement.** The second step in the process is to develop full site plans based on the approved PUD concept plan and to submit the PUD Agreement. At this time, the plans are reviewed for compliance with all City ordinance requirements, the same as any site plan. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

During concept plan review, the Planning Commission and City Council should be evaluating whether the proposed PUD concept plan meets the qualifying criteria for use of the PUD option and the major elements of the development such as density, layout and building design, with the understanding that the details will be reviewed during step two of the process. Please refer to the staff letter to the Planning Commission dated October 17, 2014 for more detail on the qualifying criteria.

In this case, the applicant has completed a lot of the work necessary for site plan approval and has had preliminary discussions with City departments, so there is a reasonable degree of confidence that the layout will meet the various Ordinance requirements. If the PUD concept plan is approved, the burden is on the applicant to maintain compliance with the overall layout and density approved with the concept plan while also complying with the City’s technical requirements.

The Planning Commission held a Public Hearing and finding that the proposed PUD concept plans met the qualifying criteria for use of the PUD option, recommended approval of the proposed PUD concept plan at its October 21, 2014 meeting. At the Planning Commission meeting, several residents abutting the proposed development spoke about a desire for a brick wall or a fence. The applicant offered to install a fence if desired, but would prefer a heavy vegetated buffer that exceeded ordinance requirements that would achieve the same level of screening instead, which the Planning Commission supported. A 20-foot drain commission easement exists along the eastern property line; therefore staff is not in support of installing permanent structures within the easement. The applicant has committed to continue working with the City and the neighbors to resolve the issue of the fence and will be determined prior to final PUD submittal. In addition, the applicant originally proposed an off-site walking path north of the site to connect to Hampton Circle; however the residents spoke out strongly against the construction of such a path due to safety and maintenance concerns. The Planning Commission agreed, and as a result the applicant has agreed to remove the pathway.

Subsequent to the Planning Commission meeting, the applicant addressed some of the comments raised by Staff, the Planning Commission and several neighbors who spoke. New site plans were submitted to the Planning Department on October 28, 2014 and are attached. Please refer to the letter from Mr. Gary Shapiro of The Ivanhoe Companies dated October 27, 2014 for further details of proposed changes.

RECOMMENDATION:

Finding that the proposed PUD concept plan meets the criteria and objectives of the Zoning Ordinance, the Planning Commission recommends approval of the PUD concept plan for Barrington Park, City File No. 14-012, subject to the findings and conditions noted in the Planning Commission’s recommendation of approval.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		