

DISCUSSION

- 2018-0426 Neighborhood in Rochester Hills, 147 single-story, ranch style rental units with attached garages on 29.96 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with a MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

UNFINISHED BUSINESS

- 2018-0095 Master Plan Work Session - Giffels Webster

(Reference: Draft 2018 Master Land Use Plan, prepared by Giffels Webster, had been placed on file and by reference became part of the record thereof.)

Present for the discussion were Rod Arroyo, Jill Bahm and Eric Fazzini of Giffels Webster, 1025 W. Maple, Birmingham, MI 48009.

Ms. Bahm advised that they were presenting the final working draft of the Master Plan update. The next step in the process, if it met approval, would be for the Planning Commission to make a motion to recommend that City Council release the draft plan to adjacent communities and the required reviewing agencies for a 42-day comment period.

Subsequently, there would be a Public Hearing before the Planning Commission in December or January to adopt the Plan. She reminded that it was not the final draft, and the motion to recommend distribution would be to keep the ball rolling. There would still be opportunities to refine, if necessary, before the final Plan was adopted.

Chairperson Brnabic noted page 80, Zoning District and Density Value, where R-4 was listed at 3.6 where currently in the Ordinance it was 3.4 units per acre. She said that all the other densities remained the same from the current Ordinance, and she questioned if that was an error or done intentionally. Ms. Bahm responded that they did not change anything intentionally, and they would make sure they were all in alignment with the actual values.

Chairperson Brnabic referred to page 84, and stated that she was taken aback to see the illustrations for a four-story building. At the last meeting, before the Open House at The Village, Ms. Bahm had asked the Commissioners their thoughts on a concept for a four-story building. It was supposed to have been included in the presentation at The Village, which she did not think happened. When the Commissioners were asked

about the building, she stated that there was no support for that style, with perhaps the exception of Mr. Anzek. Ms. Bahm agreed it had been talked about, and that the graphic should have been replaced. She apologized, because she understood the feedback from the last meeting. It was not supposed to be intended to subvert the process of the Auburn Rd. Corridor Study. She claimed that it had been included in the materials at The Village.

Chairperson Brnabic asked Ms. Bahm if she could explain if there was a plan to accommodate up to 25 dwelling units per acre in the Auburn Rd. corridor. If that was the vision, she wondered how it could be accomplished. Ms. Bahm thought that it was something that should go through the Auburn Rd. committee process again to see if they were interested in exploring additional height to accommodate additional density at some point in the future.

Chairperson Brnabic pointed to page 61, third paragraph under Residential Districts. It read, "It is intended that the development in the residential land use categories be tied to overall density in terms of units per net buildable acre rather than minimum lot sizes." She stated that in the Ordinance, everything was generally tied to minimum lot sizes.

Mr. Arroyo explained that the Master Plan tended to set density levels, and zoning created lot sizes. The City might keep an overall density through different zoning techniques and lot sizes. Master Plans did not generally address lot sizes. It was usually more appropriate to deal with it on a density basis so a City could make decisions about lot sizes in the Zoning Ordinance. Ms. Bahm added that it was consistent with the previous Master Plans.

Chairperson Brnabic noted page 91, which talked about a rezoning request for 490 manufactured housing units in 2004. She did not believe it was that long ago, unless there had been a different request. Ms. Roediger said that they would confirm the year (later determined to be 2014). On page 93, it showed an area as Residential 3, and Chairperson Brnabic asked if that currently existed or if it was proposed. Ms. Bahm said that it was existing; they did not change it. Chairperson Brnabic also brought up that on page 90, for the home on Parke St. in April 2004, there was an explosion, not just a fire.

Mr. Hooper mentioned page three, Plan Contents, and observed that the Executive Summary and Appendix were TBA, and he asked what that meant. Ms. Bahm advised that there was an Introduction, but they were

saving the Executive Summary for the end. She explained that the Appendix was the public input and visioning. There was so much information, that it took up a lot of the Plan, so they moved most of it to the Appendix. Mr. Hooper suggested that it should be re-labeled, and Ms. Bahm agreed, and said that it would be prefaced with a cover sheet and include the public hearing notice, minutes and resolutions. Mr. Hooper commented that they did a very good job.

Ms. Morita thanked the consultants for providing a bigger Future Land Use map. She noted that the southeast corner of Rochester and Tienken was shaded green for private recreation. She pointed out that the corner had been developed as City Life. She asked if it was still the appropriate color for that corner. Ms. Bahm asked if there was open space, and Mr. Hooper advised that it was a developed PUD. Ms. Bahm said that they would change it. Ms. Morita next noted Tienken east of Clear Creek Dr. where the Rochester Hills Museum was. It came up to Tienken Road, and it was shown as multiple family. She did not think the City intended to have the museum property redeveloped as that. Ms. Roediger agreed that everything east of the creek should be yellow.

Mr. Kaltsounis thanked the consultants for "putting up" with the Commissioners. Hearing no further discussion, he moved the following, seconded by Ms. Morita:

MOTION by Kaltsounis, seconded by Morita that the Rochester Hills Planning Commission hereby recommends that City Council authorizes distribution of the Draft 2018 Master Land Use Plan as presented at the Planning Commission meeting of October 16, 2018 with corrections as noted during the meeting.

Chairperson Brnabic asked the consultants if they had anything else. Mr. Arroyo said that they had been covering the materials from meeting to meeting, and he felt that there had been some great discussions. At this point, it would just be buttoning up items to be ready for the next steps.

Chairperson Brnabic also wished to thank the consultants. She felt that they had done a wonderful job, and said that they had been a pleasure to work with. She was impressed by the finished product.

Mr. Anzek commented that he liked four-story buildings when they were appropriate, such as in the middle of the Bordine's site. It might not be appropriate for Auburn Rd. He thought that it needed to be qualified. He noted that he had looked or written a lot of land use plans as a consultant.

He thought that Giffels' was extremely well done. He had read it cover to cover and found it quite interesting - the way it was written, the manner it was put forward - and he felt that it worked very well. He indicated that most plans were boring, and people got tired half way through. He stated that it was a very good piece of work. He pointed out page 68, which talked about The Village being the only development not in the form of a conventional mall, but he reminded that City Life, at the southeast corner of Tienken and Rochester, was meant to be a lifestyle center. It was broken up to be more resident/pedestrian-friendly. He just did not want them to singularly state that The Village was the only non-conventional. He also noticed that Map 11, Age of Housing had numerous commercial, industrial and other developments included and colored as to what year they were built. He thought that Ms. Roediger could look at it and see what should be removed, since it was about residential. He added that Adams Marketplace was on it, as was commercial up and down Rochester Rd., including Twist Drill at the northeast corner of Rochester and Tienken. Other than noting that, he reiterated that they had done a great job. He thought that the outreach and visioning and working with the youth gave some great insights and perspectives. Ms. Bahm agreed that they had enjoyed that part of it, and she said that staff had been great with its outreach. The outreach might not have shown in the numbers that came, but she maintained that it was not for a lack of trying. Mr. Anzek considered that the level of interest was high from the people who did come.

Mr. Reece thanked them for a great effort. He was not sure if it was their intent for the Plan to be primarily used in an electronic format, where the colors were very vibrant. The print version was completely different, especially when trying to see the difference between Residential 2 and 4. It was almost impossible to differentiate. Ms. Bahm suggested that they needed to refine it a little more, and they would keep working on it.

A motion was made by Kaltsounis, seconded by Morita, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye 9 - Anzek, Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

Chairperson Brnabic stated for the record that the motion had passed unanimously, and she thanked the consultants.

ANY OTHER BUSINESS