



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 9/25/2015
Re: **Brampton Parc PUD (City File #15-001)**
PUD Concept Plan - Planning Review #3

The applicant is proposing a 12-unit owner occupied condominium Planned Unit Development (PUD) on a 2.93-acre site located on the east side of John R, between School and Hamlin Roads consisting of six duplex buildings. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments below and in other review letters must be addressed and incorporated into a revised site plan submittal for additional review prior to this item being forwarded to the Planning Commission for consideration.

1. **PUD Requirements (Section 138-7.100-108).** 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 development shall be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another. The PUD option seeks to:

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

The PUD option can permit:

- Nonresidential uses of residentially zoned areas
- Residential uses of nonresidential zoned areas
- Densities or lot sizes that are different from the applicable district(s)
- The mixing of land uses that would otherwise not be permitted; provided that other objectives are met and the resulting development will promote the public health, safety and welfare

Review Process

The PUD review process consists of a two step process as follows:

- a. **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.
- b. **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.

Qualification Criteria

Section 138-7.102 sets forth the criteria that a PUD must meet. Each of the criterion are listed below in italics, followed by staff comments on the proposed PUD's compliance with each.

- a. *The PUD option shall not be used for the sole purpose of avoiding applicable requirements of this ordinance. The proposed activity, building or use not normally permitted shall result in an improvement to the public health, safety, and welfare in the area affected.* The proposed PUD generally meets the applicable requirements of the MR zoning district, and in many cases greatly exceeds minimum requirements. The development of owner occupied attached single-family residential units at the proposed density at this location is a logical use, providing much needed diversity in housing stock for the community.
- b. *The PUD option shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards.* While the development generally meets the applicable requirements of the MR zoning district, there are potentially a number of variances under conventional zoning that may be required including minimum parcel area, minimum perimeter rear setback, and potentially multiple variances for building design. Through the use of the PUD, the City has the ability to be flexible with regulations in return for development that is above and beyond conventional development.
- c. *The PUD option may be used only when the proposed land use will not materially add service and facility loads beyond those contemplated in the master land use plan. The applicant must demonstrate to the satisfaction of the City that the added loads will be accommodated or mitigated by the applicant as part of the PUD.* The Master Plan calls for residential units at 4 units per acre. The proposed residential units are slightly more dense than the planned density at 4.09 units per acre; however the Engineering Department has reviewed the proposed project and determined that city infrastructure can handle the project and recommends approval of the project as outlined in their September 21, 2015.
- d. *The PUD shall meet as many of the following objectives as may be deemed appropriate by the City:* The PUD is not required to comply with all of the items listed in this criterion; it is up to the judgment of the Planning Commission and City Council to determine if the proposed development provides adequate benefit that would not otherwise be realized. In this instance, it may be the preservation of natural features or the development of a desired land use to provide diversity in housing options in the City.
 1. *To preserve, dedicate or set aside open space or natural features due to their exceptional characteristics or their environmental or ecological significance in order to provide a permanent transition or buffer between land uses, or to require open space or other desirable features of a site beyond what is otherwise required in this ordinance.* The proposed project contains 1.6 acres of general common space. The applicant should clarify how many healthy trees greater than 6" in caliper will be removed and any attempt to preserve healthy trees should be made.
 2. *To guarantee the provision of a public improvement that would not otherwise be required to further the public health, safety or welfare, protect existing uses or potential future uses in the vicinity of the proposed development from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.* None proposed.
 3. *To promote the goals and objectives of the Master Land Use Plan and other applicable long range plans such as the Master Thoroughfare Plan.* The proposed project promotes the following goals and objectives of the Master Land Use Plan and other applicable long range plans:
 - (a) Provide a diversity of housing types and sizes to meet the needs of people of different ages, incomes and lifestyles within the community.
 - (b) Encourage the mixture of residential types of residential uses that are compatible with the established character of the surrounding neighborhood.
 - (c) Provide a safe, efficient non-motorized pathway system that provides links to various land uses throughout the City.
 4. *To facilitate development consistent with the Regional Employment Center goals, objectives, and design standards in the City's Master Land Use Plan.* Not applicable.
 5. *To preserve and appropriately redevelop unique or historic sites.* Not applicable.

6. To permanently establish land use patterns that are compatible with or will protect existing or planned uses. As previously noted, the development of owner occupied attached single-family residential units at this location is a logical use, providing much needed diversity in housing stock for the community. The planned density at 4.09 units per acre is generally consistent with what was planned for in the Master Plan,
 7. To provide alternative uses for parcels that can provide transition or buffers to residential areas and to encourage redevelopment of sites where an orderly transition or change of use is desirable. The use of the PUD option to provide attached units allow the development to better respect the natural features on the site and neighboring properties. An "Existing Zoning Site Plan Concept" was provided that illustrates how the site could be developed under the current zoning district, resulting in nine home sites that would have an higher impact to natural features and result in a typical subdivision street.
 8. To enhance the aesthetic appearance of the City through quality building design and site development. In general the design has improved over previous submittals and in an effort to de-emphasize the garage doors, the applicant has shifted the garage doors back to be located behind the front building wall.
2. **Zoning and Land Use** (Section 138-4.300 and 138.7.103). The site is zoned R-4 One Family Residential District, however the applicant is proposing to develop the site with a PUD option. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	R-4 One Family Residential	Single family home	Residential 4
North	R-4 One Family Residential	Single family homes	Residential 4
South	R-4 One Family Residential	Single family homes	Residential 4
East	R-4 One Family Residential	Single family homes	Residential 4
West	R-3 One Family Residential	Single family homes	Residential 4

3. **Site Layout** (Section 138-5.100-101, Section 138-6.500-507 and Section 138-7.104). Refer to the table below as it relates to the area, setback, and building requirements for this project. For purposes of this review, the proposed plan was reviewed in accordance with the requirements of the MR Mixed Residential Option as that is the most similar zoning district for what is being proposed.

Requirement	Proposed	Staff Comments
Min. Parcel Area 10 acres	2.93 acres	City has the ability to determine the min. parcel area as part of the PUD option, refer to a. below
Max. Density MR = 4.25 units per acre = 12 units	4.09 units per acre = 12 units	In compliance
Min. Front Perimeter Setback (John R Rd.) 20 ft.	35 ft.	In compliance
Min. Side Perimeter Setback (north/south) 25 ft.	32 ft. (north)/20 ft. (south)	City has the ability to determine the min. perimeter setback as part of the PUD option, refer to b. below
Min. Rear Perimeter Setback (east) 60 ft.	35 ft.	City has the ability to determine the min. perimeter setback as part of the PUD option, refer to b. below
Min. Front Interior Setback (front) 15 ft.	20 ft.	In compliance
Min. Side Interior Setback (one/each) 10/20 ft.	10/20+ ft.	In compliance
Min. Rear Interior Setback (rear) 35 ft.	35+ ft.	In compliance
Max. Height 2.5 stories/30 ft.	2 stories/30 ft.	In compliance

Requirement	Proposed	Staff Comments
Garages Max. 25% of garage doors may be located at or in front of the front building wall of the building, with all other garage doors being located at least 10 ft. behind the front building wall of the unit or facing the side or rear of the unit	100% of garage doors are located 3.75 ft. behind the front building wall	City has the ability to determine the building design as part of the PUD option, refer to c. below
Unenclosed Front Porches Larger than 80 sq. ft. w/ roof may encroach up to 8 ft. into a required front yard	None	Not applicable
Individual Entrances Required Attached units shall have entrances that are directly accessible from the exterior of the building that include a minimum 30 sq. ft. unenclosed porch	Porches proposed, dimensions must be provided, it appears to be aprox. 25 sq. ft. as proposed	Information must be provided, City has the ability to determine the building design as part of the PUD option, refer to c. below
Max. # of Attached Units 4 dwelling units	6 dwelling units	City has the ability to determine the building design as part of the PUD option
Stacked Flats Prohibited Attached units shall be separated by common vertical walls	All units separated by common vertical walls	In compliance
Min. Floor Area 1,250 sq. ft	1,250 sq. ft.	In compliance
Design Features Attached unit façades visible from a public right-of-way or private road shall include features such as columns, cornices, pediments, articulated bases, & fluted masonry covering a min. of 10% of the exterior wall	Information must be provided	Calculations must be provided, City has the ability to determine the building design as part of the PUD option, refer to c. below
Architectural Requirements (Attached Units) <ol style="list-style-type: none"> All walls that face a street shall contain a min. of 25% of the wall area in windows or doors Windows shall be provided with trim detailing or shall be recessed, shall not be flush with the exterior wall treatment & shall be provided with an architectural surround at the jamb Exterior finishes shall primarily consist of natural, durable materials such as brick or stone. Max 33% wood or vinyl of any façade elevation & max. 10% EIFS or stucco on any façade elevation 	Information must be provided	Calculations must be provided, City has the ability to determine the building design as part of the PUD option, refer to c. below
Formal or Active Open Space Min. 5% of the gross lot area shall be dedicated to planned open space designed to complement the development = 0.15 acres open space	1.6 acres of general common space, including a seating node	In compliance
Passive Open Space Any natural features determined by the PC to be of significant aesthetic or natural value that are located on the site shall be preserved		
Landscaping & Screening Type C Buffer between attached units & adjacent one-family residential zoning	Refer to Landscaping table in 7. below	

- The MR District standards were used in the review of the proposed PUD purely because they contain standards that relate to the use of attached and detached condos, the minimum parcel area is not applicable as part of a PUD development option.
- The buildings have been sited in such a way to preserve existing stands of mature trees to the extent possible, including the existing vegetation near the northeastern corner of the property. The proposed setback of 20 feet for side and 35 feet for rear is consistent with the largest side and rear yard setback in the one-family residential districts.

- c. There are many design standards for attached units that additional information is required to determine compliance. In general the design has been improved over previous submittals, but continues to emphasize the garage door as the majority of the front façade which is not the most desirable design option. The City's *Architectural Design Standards* (for all districts) emphasizes this point in *Section 3.2.2 Hierarchy of Massing* which states that "the location of the main body of the house and the human entrance should be easily distinguished. The car entry shall not be the most notable element of the building massing." In an effort to de-emphasize the garage doors, the applicant has shifted the garage doors back to be located behind the front building wall.
4. **Parking.** (*Section 138-11.100-308*). Refer to the table below as it relates to the parking requirements for this project.

Requirement	Proposed	Staff Comments
Setback from Residential Uses Min. 10 ft. from adjacent residential districts	20 ft. setback for Hampshire Ct. abutting R-4 district to south	In compliance
Min. # Parking Spaces 2 for each unit = 24 spaces	24 spaces (garages) 7 (visitor spaces) 31 spaces total	In compliance

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments and the City's Wetland Consultant that pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS has been submitted for the project that meets ordinance requirements.
 - b. **Natural Features Setback** (*Section 138-9 Chapter 1*). The natural features setback is identified on the proposed site plan. Because the wetland will be used as part of the detention basin, there will be grading within the setback and a waiver from this requirement is needed as part of the PUD option.
 - c. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
 - d. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is not subject to the City's tree conservation ordinance, however a tree survey has been provided, and as part of the PUD development option, natural feature preservation is encouraged. 101 trees are tagged on the site, of which 61 are fair or good quality. The applicant should clarify how many of the 61 healthy trees greater than 6" in caliper will be preserved.
 - e. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site contains one 0.26 acres wetland that is considered low-quality; however it is connected to the Honeywell Drain therefore making it a regulated wetland. The wetland will be permanently impacted and become part of the site's proposed detention basin. Refer to the ASTI review letter dated September 17, 2015.
6. **Landscaping** (*Section 138-12.100-308*). Refer to the table below as it relates to the landscape requirements for this project. This information is provided to aid the applicant in preparation of step two site plan submittal.

Requirement	Proposed	Staff Comments
Buffer C (north: 477 ft.) 20 ft. width + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 10 deciduous + 8 ornamental + 20 evergreen + 30 shrubs	11 deciduous (existing) 8 ornamental 20 evergreen 3 evergreen (existing) 30 shrubs	Exceeds requirements
Buffer C (south: 478 ft.) 20 ft. width + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 10 deciduous + 8 ornamental + 20 evergreen + 30 shrubs	10 deciduous 8 ornamental 20 evergreen 30 shrubs	In compliance
Buffer C (east: 267 ft.) 20 ft. width + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 6	3 deciduous 6 deciduous (existing) 5 ornamental	Exceeds requirements

Requirement	Proposed	Staff Comments
deciduous + 5 ornamental + 11 evergreen + 17 shrubs	11 evergreen 17 shrubs	
Right-of-Way (John R: 267 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 4 ornamental	4 deciduous 4 ornamental 12 evergreen 14 shrubs	The proposed plan has 4 less deciduous than required, but has 12 evergreen & 14 shrubs that are not required
Stormwater (365 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 6 deciduous + 4 evergreen + 15 shrubs	6 deciduous 3 ornamental 5 evergreen 20 shrubs	Exceeds requirements
TOTAL 40 deciduous 25 ornamental 55 evergreen 93 shrubs	40 deciduous (17 existing) 28 ornamental 71 evergreen (9 existing) 111 shrubs	Exceeds requirements

- a. If required trees cannot be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$200 per tree, however installation of required landscaping is preferred, particularly as it applies to required buffer requirements.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: September 22, 2015
Re: Brampton Parc

SITE PLAN REVIEW

FILE NO: 15-001

REVIEW NO: 3

APPROVED _____

DISAPPROVED X

1. Provide documentation, including calculations that a flow of 1750 gallons per minute can be provided, assuming the proposed construction type is V-B. *IFC 2006 508.4*
 - Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.
 - Please provide the proposed construction type on sheet SP-1.2 to verify the number and spacing of fire hydrants are adequate as well as the required fire flow.

2. The location of the proposed and existing fire hydrants provide for the required spacing of fire hydrants for a fire flow requirement of 1750 gallons per minute. However, the Fire Department recommends relocating the proposed on-site fire hydrant to a more accessible location, providing an increased level of coverage to the development. This location is directly in line with the exterior wall of Unit 5 at the north side of the road. Further, since the road already increases in width at this area to accommodate the cul-de-sac radius requirements, it is not necessary to increase the width of the drive to 26 feet west of the new hydrant location.

3. Provide details indicating the new proposed underground storm storage under the cul-de-sac can support the imposed loads of fire apparatus weighing at least 75,000 lbs. in weight. *IFC 2006 D102.1*

Lt. William A. Cooke
Fire Inspector



DPS/Engineering
Allan E. Schneck, P.E., Director

JRB
From: Jason Boughton AC
To: Sara Roediger, Manager of Planning
Date: September 21, 2015
Re: Brampton Parc, City File #15-001, Section #24
Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on September 11, 2015 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments still needing to be addressed:

Grading

1. Revise the drainage behind the detention basin near the southeast corner. The detention volumes should be self contained and not back up into units rear yard swales.

Traffic

1. Sheet SP-1.0, the 2nd traffic note should read "John R is under the jurisdiction of the City of Rochester Hills and a City right-of-way permit is required for all work within the John R right-of-way".
2. Provide a 12 foot wide exiting departure lane length of 25 feet along John R at Hampshire Ct.

The applicant will need to submit for a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JRB/jf

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
File

Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept
Keith Depp, Staff Engineer; DPS

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ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 5/26/15
Re: File No.: 15-001
Project: Brampton Parc Review #1
Parcel No: 70-15-24-301-052
Applicant: 1459 John R LLC

No comment.



Parks & Forestry
Michael A. Hartner, Director

To: Sara Roediger

From: Gerald Lee

Date: June 9, 2015

Re: Brampton Parc
Review #1
File #15-001

Forestry review pertains to public right-of-way tree issues only.

No comment at this time.

GL/crf

cc: Sandi DiSipio, Planning Assistant



BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CPN*
To: S. Roediger, Planning Department
Date: August 10, 2015
Re: Brampton Parc – Review #2
Sidwell: 15-24-301-052
City File: 15-001

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: SP-1.0 through SP-1.7, LA-1.0 through LA-2.1, ENG-1 & 2 and TR Design Concept Elevations and Floor Plans.

References are based on the Michigan Residential Code 2009.

Approval recommended based on the following:

1. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.
 - a. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
 - b. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
 - c. Provide top and bottom elevations along with details of the retaining wall. Retaining walls over 4'-0" tall will require design by a registered professional.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.

September 17, 2015

Sara Roediger
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

**Subject: File No. 15-001 Brampton Parc PUD;
Wetland Use Permit Review #2;
Plans received by the City of Rochester Hills on
August 3, 2015**

Applicant: 1459 John R LLC

Dear Ms. Roediger:

The above referenced project proposes to construct 12 residential units on a 2.928-acre property as a Planned Unit Development (PUD). The site is located along the east side of John R Road, south of School Road, and north of Hamlin Road. The subject site includes wetland regulated by the City of Rochester Hills and likely the Michigan Department of Environmental Quality (DEQ).

ASTI has reviewed the site plans received by the City on September 11, 2015 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration. Please note that ASTI has not reviewed a draft PUD agreement between the applicant and the City prior to publication of this wetland review.

COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.
2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

- a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination previously completed by the applicant's wetland consultant, which was confirmed in the field by ASTI on June 2, 2015. It is ASTI's opinion that the on-site wetland is of low-quality, both in functional value and floristic diversity. The on-site wetland is directly connected to the Honeywell Drain, which is a regulated stream under Part 301, off-site to the south, therefore making the on-site wetland regulated by the City and likely the DEQ. However, as in previous reviews, it is unclear to ASTI as to the date that the wetland boundaries were flagged in the field by the applicant's wetland consultant. Plans should indicate the name of the firm that completed the wetland delineation and the date the delineation was conducted. The applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years.
3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
 - a. Sheet SP 1.3 on the Current Plans show that all on-site wetlands are to be permanently impacted by the project and state that the wetland area on-site is 1,128 square feet in area. This is to ASTI's satisfaction. Additionally, because the quality of the on-site wetland is low and the area of impact is small, ASTI recommends the City allow for a Wetland Use Permit for this project.
4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
 - a. A DEQ Part 303 Permit and a Wetland Use Permit from the City are required for this project as proposed on the Current Plans. Once a permit is obtained from the DEQ by the applicant, it must be submitted to the City for review.
5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
 - a. Should the City accept the applicant's proposal to develop the subject property as a PUD, the on-site Natural Features Setback regulations can be waived by the

City at its discretion. If the City does not waive Natural Feature Setback regulations, the applicant should note that ASTI will re-evaluate any Natural Features Setback impacts at the request of the City.

ASTI inspected the on-site Natural Features Setback areas on June 2, 2015 during the wetland delineation confirmation. All on-site Natural Features Setback areas were observed to be of low quality and function. All Natural Features Setback areas are depicted and labeled to ASTI's satisfaction on the Current Plans.

RECOMMENDATION

ASTI recommends the City approve the Current Plans on the condition that the City approves the applicant's PUD agreement and on the condition that comment 2.a has been addressed on revised plans and that the items in comment 4.a will be obtained and submitted to the City for further review.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist



Dianne Martin
Director, Resource Assessment & Mgmt.
Professional Wetland Scientist #1313



DPS/Engineering
Allan E. Schneck, P.E., Director

JRB
From: Jason Boughton AC
To: Sara Roediger, Manager of Planning
Date: September 21, 2015
Re: Brampton Parc, City File #15-001, Section #24
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File

Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept
Keith Depp, Staff Engineer; DPS

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**Brampton Park
Environmental Impact Statement
October 1, 2015
Developer: 1459 John R LLC**

PURPOSE

The purpose of the Environmental Impact Statement is:

- A. To provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment.
- B. To inject into the developer's planning process consideration of the characteristics of the land and the interests of the Community at large, as well as the developer's own interests and those of potential customers.
- C. To facilitate participation of the citizenry in the review of Community developments.
- D. To provide guidelines for standards as required by Ordinance Chapter 138, Article 2, Section 138-2.204.

CONTENT

The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the Environmental Impact Statement, should meet all of the following requirements:

A. The Statement is intended to relate to the following:

- 1) Ecological effects, both positive and negative.
- 2) Population results.
- 3) How the project affects the residential, commercial, and industrial needs.
- 4) Aesthetic and psychological considerations.
- 5) Efforts made to prevent the loss of special features of natural, scenic or historic interest.
- 6) Overall economic effect on the City.
- 7) Compatibility with neighborhood, City and regional development, and the
- 8) Master Land Use Plan.

B. The Environmental Impact Statement must reflect upon the short-term effect as well as the long-term effect upon the human environment:

- 1) All pertinent statements must reflect both effects.
- 2) All pertinent statements must suggest an anticipated timetable of such effects.

C. On developments of five (5) acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required.

GUIDELINES FOR ANALYSIS REPORT

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to Community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the Community as they are set out separately in the Master Land Use Plan.

The complexity of the Environmental Impact Statement analysis report must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the Environmental Impact Statement analysis report in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical. Where data required does not apply, simply state "Not Applicable."

PART I
ANALYSIS REPORT

PAST AND PRESENT STATUS OF THE LAND

A. What are the characteristics of the land, waters, plant and animal life present?

1) Comment on the suitability of the soils for the intended use.

The site is composed primarily of Oakville fine sand (14B) and some Cohoctah fine sandy loam (49). There are similar soil types to adjacent areas that have constructed residential units.

2) Describe the vegetation giving specific locations of specimens of six-inch (6") diameter or greater, or areas of unusual interest on parcels of five (5) acres or more.

An extensive tree survey was performed by a certified forester and has been submitted as part of the tree preservation plan. This parcel is not subject to the tree preservation ordinance.

3) Describe the ground water supply and proposed use.

The proposed development will be serviced by a public water and sewage system that will not affect the ground water supply.

4) Give the location and extent of wetland and floodplain.

The site has one wetland partially on the site on the south perimeter of the site, measuring 1128 SF or 0.026 Acres. The wetland has been surveyed by our wetland consultant and must be verified by MDEQ and City Workers. The site plan reflects the wetland and surrounding buffer areas. This low quality wetland is the low point on the site and will be filled and re-graded as the storm water detention basin.

5) Identify watersheds and drainage patterns.

The drainage flow on the site goes from north to south. The site will be regarded as well to transport rainwater from the north down to the 100 year stormwater detention pond.

B. Is there any historical or cultural value to the land?

There is no determination of any cultural or historical value.

C. Are there any man-made structures on the parcel(s)?

There was an existing home and a shed on the property which have been removed.

D. Are there important scenic features?

The site is bounded by John R on the west side, and single family homes to the north, south and east. No significant scenic features are visible from the site.

E. What access to the property is available at this time?

Currently, the property is accessible from John R Road.

F. What utilities are available?

Public Sewer and water utilities and gas are available stemming from John R and an overhead utility runs north and south near the center of the site.

PART II
THE PLAN – SMALL RESIDENTIAL

(Under 40 acres or 60 units)

A. Description of Project

- 1) Type(s) of unit(s). Duplex Condo units.
- 2) Number of units by type. 12 units, 6 Duplex Condo structures.
- 3) Marketing format, i.e., rental, sale or condominium. Fee simple sales.
- 4) Projected price range. \$350,000, based on market demand
- 5) Type of traffic generated by the project. Per ITE class 210, 10 trips per day per unit x 12 units= 120 trips per day.

PART III
IMPACT FACTORS

A. What are the natural and urban characteristics of the plan?

- 1) Total number of acres of undisturbed land. 2.92 gross acres, most of which will be regarded. 1.6 acres will be developed as general common space, and .36 will be used for the private road ROW.
- 2) Number of acres of wetland or water existing. There are .026 Acres of wetland flagged on site.
- 3) Number of acres of water to be added. .40 Acres will be dedicated to a 100 year storm water detention basin.
- 4) Number of acres of private open space. .37 Acres or 12% of the site area.
- 5) Number of acres of public open space. 1.6 Acres or 60% of the site area.
- 6) Extent of off-site drainage. None.
- 7) List of any Community facilities included in the plan. A landscaped pedestrian seating node has been included as an amenity to the residents.
- 8) How will utilities be provided? Utility connections are detailed in submitted engineering plans. Water and sewer will connect to existing public lines on John R Street.

B. What is the current planning status?

The project is undergoing revisions of comments from the preliminary PUD Review.

C. Projected timetable for the proposed project.

Once all permits are granted to begin construction, we will have the project completed in 36 months.

D. Describe or map the plan's special adaptation to the geography.

The design concept was coordinated with the City Planning Department Master Plan. The goal of the developers was to preserve as many natural features as possible by minimizing the number of structures built on site. Extensive landscaping with a variety of quality tree species will be replacing trees that are removed for site development. Safety paths along the road are incorporated into the design to allow residents safe circulation throughout the site.

E. Relation to surrounding development or areas.

Brampton Parc has existing residential properties to the north. Immediately to the west, there is a school facility and south of that is a residential neighborhood. To the immediate south and east of the site are single family residential property.

F. Does the project have a regional impact?

None

- 1) Of what extent and nature?

n/a

G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.

Normal construction traffic and noise during the development and home construction period is anticipated. Hours of activity will be limited per city regulations. Most construction will enter from John R Road.

H. List any possible pollutants.

No pollution is anticipated beyond normal construction exhaust and dust. Erosion controls will be in place throughout construction. Cleaning of streets will be conducted on a periodic basis and as needed.

I. What adverse or beneficial changes must inevitable result from the propose development?

1) Physical

a. Air Quality

No adverse effect, we will be planting tree buffers along the property to minimize impact.

b. Water effects (pollution, sedimentation, absorption, flow, flooding)

Storm water management will help minimize any current flooding issues in the immediate area.

Swales will guide water to the 100 year stormwater detention basin. Sedimentation will be controlled utilizing soil erosion control measures.

c. Wildlife habitat, where applicable

Wetlands and open areas will be preserved providing habitat for wildlife. The adjacent sites are also heavily vegetated.

d. Vegetative cover

Extensive landscaping plans have been submitted. The goal is to provide a diverse array of high quality vegetation to replace any trees that were removed.

e. Night light

Any lighting will meet a design criteria that minimizes or eliminates over lighting and extensive light pollution.

2) Social

a. Visual

Cross sections are provided showing the visual impact of the development from John R Road and the surrounding homes.

b. Traffic

All ingress and egress will be to John R Road, a high volume through street. The proposed private drive will have a pavement width of 27 feet allowing emergency vehicles access. There are also 7 spots proposed for visitor parking. There is ample space for street parking.

c. Modes of transportation (automotive, bicycle, pedestrian, public)

The proposed development will allow pedestrian access to existing safety path on John R road. A proposed safety path along Hampshire Ct. will allow protected pedestrian circulation along Hampshire Ct.

d. Accessibility of residents to:

The proposed development is less than ½ mile to Borden Park. It is about 2.5 miles from downtown City of Rochester which has many recreation and shopping amenities as well as public libraries, post office, fire station and police station. Rochester High school and Crittendon Hospital are located nearby on Livernois Rd and University.

3) Economic

a. Influence on surrounding land values

The addition of 12 market rate condo units with a starting price point of \$350,000 will enhance surrounding home values.

b. Growth inducement potential

The development design serves a demand for high quality, dual unit condominiums.

c. Off-site costs of public improvements

Yes, as we are extending the side walk along John R Rd the entire length of our property.

Additionally, there will be trees planted along John R Rd to enhance the streetscape adjacent to the Brampton Parc.

d. Proposed tax revenues (assessed valuation)

e. Availability or provisions for utilities

All utilities are readily available at John R Rd.

J. Additional factors:

1) In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Land Use Plan?

The site is being developed as a single family residential community in accordance with the Master Land Use Plan. This PUD emphasizes a place with high quality natural features that benefit the environment as well as existing and future residents.

2) What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover? Extensive landscaping plans are included with the PUD showing the replacement of deciduous trees, evergreens, shrubbery and ground cover.

3) What beautification steps are built into the development?

Extensive landscaping, a decorative entrance and quality condo units are all integrated to create a beautiful living environment.

4) What alternative plans are offered?

Many conceptual plans were explored with working on this property's development, including developing single family homes per current zoning. We believe that fewer structures will result in less disturbance to the environment and the PUD will create a much more enjoyable landscape rather if the site was developed under the existing zoning standard.

PART IV THE SUMMARY

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented.

The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or inadequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Make the comments relative to the initial shock and the lasting effect upon the entire Community in relation to at least these points of concern:

Ecological effects

The construction of the development will require the removal of many of the existing trees and vegetation.

However, as the tree survey shows, many of these trees are of low quality species. Also, some trees are diseased or dead. The completion of the landscape phase and new landscape buffers will result in a higher number of quality trees visible by neighbors. The trees, evergreens, shrubbery and ground cover will be a benefit to the community.

Residential, commercial or industrial needs

The development will provide 12 condo units for professional residents, empty-nesters and seniors that are seeking a contemporary living located minutes from urban amenities.

Treatment of special features of natural, scenic or historic interest

The natural features of this site will be enhanced by the addition of diverse, high quality vegetation. Areas of

open space will be preserved for wildlife habitation. The design of the development will also allow residents to enjoy these natural features.

Economic effect

The development will provide 12 condo units for residents that are seeking a contemporary living located minutes from urban amenities.

Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

The proposed development conforms to the Master Land Use Plane that dictates single family development for the parcel. The arrangement and design of the units allow for open areas and the preservation of natural features.



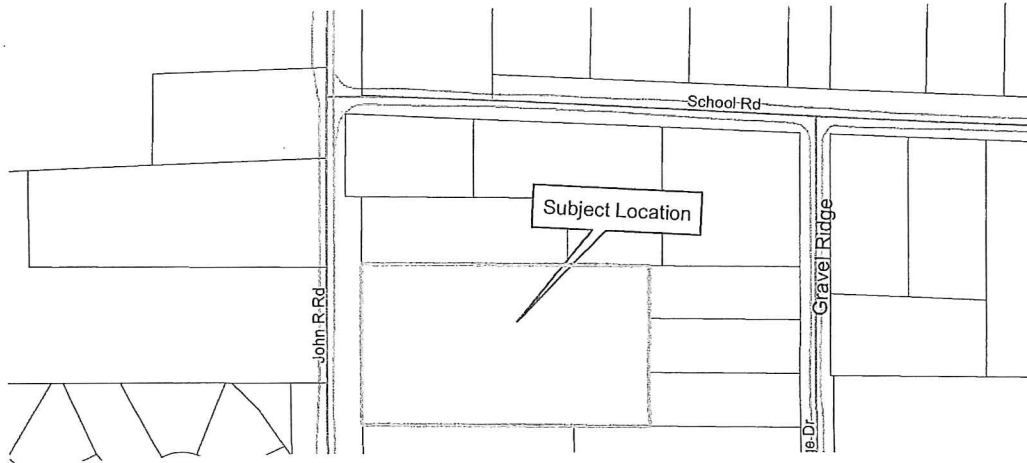
CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

NOTICE OF PUBLIC HEARING
ROCHESTER HILLS PLANNING COMMISSION

REQUEST: In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Section 138-1.203 and 138-7.105 of the Code of Ordinances of the City of Rochester Hills, a Public Hearing is required to review the application for a Preliminary Planned Unit Development (PUD) and conceptual Site Plan Recommendation for Brampton Parc Condominiums, a proposed 12-unit residential development on 2.93 acres, identified as Parcel No. 15-24-301-052 (City File No. 15-001).

LOCATION: East side of John R, between Hamlin and School Rds.

APPLICANT: 1459 John R, LLC
14599 Technology Dr.
Shelby Twp., MI 48315



DATE OF PUBLIC HEARING: Tuesday, October 20, 2015 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. The recommendation will be forwarded to City Council after the Public Hearing.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (248-656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.