



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2015-0392 V2

**TO:** Mayor and City Council Members

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

**DATE:** October 30, 2015

**SUBJECT:** Request for Preliminary Planned Unit Development (PUD) Concept Plan Approval – City File No. 15-001 – Brampton Parc Condominiums, a proposed 12-unit residential development, 1459 John R LLC, Applicant

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**REQUEST:**

Approval of a Preliminary Planned Unit Development (PUD) Concept Plan for Brampton Parc Condominiums, a proposed 12-unit attached residential development consisting of six buildings with two units each on 2.93 acres, located on the east side of John R, between School and Hamlin Rds. The site is surrounded by residential zoning developed with homes and a school to the west across John R. There is a small wetland on the south perimeter which is proposed to be filled and re-graded as the storm water detention basin, for which a Wetland Use Permit will be needed at the next step. The City's environmental consultant, ASTI, recommends that the City approve a permit due to the low quality and small size of the wetland. The site will be accessed from John R to a private, internal cul-de-sac with sidewalks, and a sidewalk will be constructed along the length of the property along John R. Guest parking has been provided in the development in addition to the four spaces for each unit (two in the driveways and two in the garages). The site is not governed by the City's Tree Conservation Ordinance; however, the applicant is proposing to save 45% of the regulated trees, which would not be possible using conventional R-4 zoning.

**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. If Council approves the Preliminary PUD Concept Plan, a Wetland Use Permit would be applied for at the final stage.

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 16, 2015 for more detail on the qualifying criteria.

In this case, the applicant has completed most of the work necessary for site plan approval, and the City has the ability to approve setback or parcel size modifications proposed as part of the PUD. 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 still 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 20, 2015 meeting with several findings and conditions as stated in the attached Resolution. At the meeting, one neighbor adjacent to the east asked for a brick wall to screen his property. The Commissioners were not in favor of a wall but added a condition requiring a more heavily vegetated buffer along the eastern property line to screen the neighbors east of the site. Subsequent to the meeting, the applicant provided a response letter and updated landscape drawings, which are attached, which exceed Ordinance requirements. The applicant has committed to continue working with the City and the neighbors as the site is constructed.

**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 Brampton Parc Condominiums PUD, City File No. 15-001, subject to the findings and conditions noted in the Planning Commission's recommendation of approval.

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