



# Rochester Hills

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## Master

**File Number: 2017-0521**

**File ID:** 2017-0521

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 17-013

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 10/27/2017

**File Name:** Crestwyk Estates Prelim. PUD

**Final Action:**

**Title label:** Request for Planned Unit Development (PUD) and Conceptual Site Plan Approval - Crestwyk Estates, a proposed 16-unit attached and detached condominium development on 4.4 acres located on the east side of John R between School and Hamlin Roads, zoned R-4 One Family Residential; Jim Polyzois, M2J1, LLC, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 121117 Agenda Summary.pdf, Staff Report 112117.pdf, Map aerial.pdf, EIS 81517.pdf, Review Comments.pdf, First Floor Plan.pdf, Crestwyk Estates Duplex .pdf, Site Plans.pdf, Minutes PC 112117.pdf, Public Hearing Notice.pdf

**Enactment Number:**

**Contact:** PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	11/21/2017	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2017-0521

**Title**

Request for Planned Unit Development (PUD) and Conceptual Site Plan Approval - Crestwyk Estates, a proposed 16-unit attached and detached condominium development on 4.4 acres located on the east side of John R between School and Hamlin Roads, zoned R-4 One Family Residential; Jim Polyzois, M2J1, LLC, Applicant

**Body**

**Resolved**, that the Rochester Hills City Council hereby approves the Planned Unit Development and Conceptual Site Plan for Crestwyk Estates, a 16-unit attached and detached condominium development on 4.4 acres located on the east side of John R between School and Hamlin Roads, zoned R-4 One Family Residential, Parcel Nos. 15-24-301-077, -078, -079 and -080, Jim Polyzois, M2J1, LLC, Applicant based on

plans dated received by the Planning and Economic Development Department on October 10, 2017 with the following findings and conditions:

Findings:

1. The proposed PUD Concept Plan meets the criteria for use of the PUD option.
2. The proposed PUD Concept Plan meets the submittal requirements for a PUD concept plan.
3. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
5. The proposed development is consistent with the Master Land Use Plan to provide an alternate housing option.

Conditions:

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan.
2. The site plans, including but not limited to landscaping, engineering, tree removal and wetland use/buffer modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan.
3. The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan.
4. Recommendation by the Planning Commission and approval by City Council of a Wetland Use Permit and submittal of an MDEQ Wetland Permit at Final PUD review, with the plans to address comments from ASTI's letter dated October 18, 2017.
5. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
6. Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review.
7. Payment of \$200 per unit (\$3,200) into the City's Tree Fund, prior to issuance of a Land Improvement Permit.
8. Provide landscape and irrigation cost estimate with Final Plan submittal.
9. Address comments from applicable City Staff memos, prior to Final PUD submittal.
10. Engineering is requested to review the traffic patterns for possible conflict with the offset related to Crestwyk Lane to Arcadian Dr. and how they line up, prior to Final PUD review.