



Rochester Hills

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Master

File Number: 2018-0152

File ID: 2018-0152

Type: Project

Status: To Council

Version: 5

Reference: 2018-0152

Controlling Body: City Council
Regular Meeting

File Created Date : 04/11/2018

File Name: Brewster Village Condos Final

Final Action:

Title label: Request for Final Planned Unit Development Site Plan Approval - Brewster Village Condominiums, a proposed 30-unit development on 7.3 acres located north of Walton, on the west side of Brewster, zoned SP Special Purpose and R-1 and R-3 One Family Residential, Robertson Brothers Homes, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 031119 Agenda Summary FSP.pdf, Map aerial.pdf, Review Comments, Minutes.pdf, Revised EIS 121918.pdf, F & V Memo.pdf, Email Shumejko 2-1-19.pdf, Letter HOA Landscape Easement.pdf, Landscape Plan Easement.pdf, Robertson Brothers Ltr 2-13-19.pdf, Robertson Bros Response to Review Ltr 1 2-11-19.pdf, NF Engineers Response 021319.pdf, Illustrative Site Plan.pdf, Exterior Package.pdf, Remington Elevations.pdf, Staff Report 121818.pdf, Final Site Plan 021319.pdf, 010719 Agenda Summary.pdf, Suppl Presentation.pdf, Colored Elevations.pdf, Material Packet.pdf, Site Plans.pdf, Minutes PC 051518.pdf, PHN Prelim PUD OP.pdf, Brewster Place PC memo.pdf, Brewster Place 041718 Narrative from applicant.pdf, Brewster Place Presentation 041718.pdf, Letter Postponement - Supplemental.pdf, 010719 Resolution.pdf, Resolution (Draft).pdf

Enactment Number: RES0002-2019

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	04/17/2018					
1	Planning Commission	05/15/2018	Discussed				

2	Planning Commission	12/18/2018			
3	City Council Regular Meeting	01/07/2019	Adopted by Resolution		Pass
4	Planning Commission	02/19/2019			
4	Planning Commission	02/19/2019	Recommended for Approval	City Council Regular Meeting	Pass

Text of Legislative File 2018-0152

Title

Request for Final Planned Unit Development Site Plan Approval - Brewster Village Condominiums, a proposed 30-unit development on 7.3 acres located north of Walton, on the west side of Brewster, zoned SP Special Purpose and R-1 and R-3 One Family Residential, Robertson Brothers Homes, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Planned Unit Development Site Plans for Brewster Village Condominiums, a 30-unit, detached condominium development on 7.3 acres located north of Walton, on the west side of Brewster, zoned SP Special Purpose and R-1 and R-3 One Family Residential, Parcel Nos. 15-08-376-015 and 15-08-331-041, Robertson Brothers Homes, Applicant, based on plans dated received by the Planning and Economic Development Department on January 25, 2019 with the following findings and conditions.

Findings

1. *The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.*
2. *The location and design of the driveway providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.*
3. *There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.*
4. *The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.*
5. *The proposed Final Plan promotes the goals and objectives of the Master Plan by providing an alternative housing option.*

Conditions

1. *Provide landscape bond in the amount of \$108,240.00, plus inspection fees, for landscaping and irrigation, as adjusted as necessary by the City, prior to issuance of a Land Improvement Permit by Engineering.*
2. *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.*
3. *Payment of \$6,502 into the tree fund for street trees prior to issuance of a Land Improvement Permit by Engineering.*
4. *Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.*
5. *An executed agreement for tree screening between the applicant and the neighboring HOA should be in place and approved by staff prior to issuance of a Land Improvement Permit.*