



Planning and Economic Development
Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
Date: 10/24/2017
Re: **Crestwyk Estates PUD (City File #17-013)**
PUD Concept Plan - Planning Review #3

The applicant is proposing a 16-unit owner occupied attached and detached (8 detached ranch and 4 duplex-style units) condominium Planned Unit Development (PUD) on a 4.44-acre site located on the east side of John R, between School and Hamlin Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments below and in other review letters are minor in nature and can be incorporated into a plan for final review by staff after review by the Planning Commission and City Council.

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 R-4 zoning district in terms of density and setbacks but proposes smaller units as part of a condominium project in addition to duplex-style units. The development of smaller owner occupied detached single-family residential units and duplex-style units provides some diversity in housing stock for the community which traditionally has been developed with larger lots.

- 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 R-4 zoning district, there are potentially three variances under conventional zoning that may be required including front and rear setbacks and natural features setback. 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 less than the planned density at 3.6 units per acre, which should result in fewer impacts to the road system and City utilities. The Engineering Department will conduct a full review of public utility and service needs during step two site plan review.
- 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 identifies all areas outside the building envelope as common space. The applicant has preserved the natural flow of the on-site wetlands with the addition of a proposed culvert and the addition of boulder walls around the remaining wetland area (at the suggestion of ASTI). See the October 18, 2017 ASTI letter for additional information. 57 of 291 trees on site are being preserved, including one landmark tree.
 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 detached single-family residential units and duplex units at the proposed density at this location is a logical use, providing diversity in housing stock for the community. The planned density at 3.6 units per acre is less than permitted in the zoning ordinance and planned for in the Master Plan, which calls for residential units at 4 units per acre.
 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 smaller detached units and duplex units allows for a type of housing that is lacking in the City. A plan illustrating how the site could be developed under the current zoning district has been provided as a comparison showing the site could be developed with 12 units under conventional zoning standards.

8. *To enhance the aesthetic appearance of the City through quality building design and site development.* The proposal includes an attractive site layout and elevations indicating high quality building materials.

The Planning Commission and City Council should only be evaluating the major elements of the development such as density, layout, and building design with the understanding that the details will be reviewed during step 2 of the process, with the burden being on the applicant to maintain compliance with the overall layout and density approved with the PUD Concept Plan.

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
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 and Section 138-7.104*). Refer to the table below as it relates to the area, setback, and building requirements for this project.

Requirement	Proposed	Staff Comments
Max. Density R-4 = 4.54 units per acre = 20 units	3.6 units per acre = 16 units	In compliance
Min. Lot Area 9,600 sq. ft.	N/A – Individual lots are not proposed	
Min. Lot Width 80 ft.	N/A – Individual lots are not proposed	
Min. Front Setback 25 ft.	24 ft.	Not in compliance, can be modified as part of PUD – consideration should be given to slight adjustments to the site to accommodate the required setback
Min. Side Setback (each/total) 10/20 ft.	20 ft. between unattached units	In compliance
Min. Rear Setback 35 ft.	30 ft.	Not in compliance, can be modified as part of PUD
Max. Height 2.5 stories/30 ft.	Approx. 28 ft.	In compliance

4. **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.
 - b. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is not subject to the City's tree conservation ordinance, however as part of the PUD development option, natural feature preservation is encouraged. A tree preservation list has been included on the landscape plan showing the removal of 234 trees on site and total of 57 saved trees. Any attempt to preserve healthy trees should be made.
 - c. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site contains two wetland areas, of which one is high quality, and a watercourse which is an unnamed tributary to the Honeywell Ditch, all of which are regulated. The plan was reviewed by the City's environmental consultant, ASTI.

The proposal indicates impacts to the entirety of Wetland B (a low quality wetland) and portions of Wetland A (a higher quality wetland). These impacts require a Wetland Use Permit from the City and DEQ. Impacts to Wetland A have been minimized and the proposed site improvements will not impede the flow of water on the site to other parts of the wetland system. See the ASTI review letter dated October 18, 2017 for additional information.

- d. **Natural Features Setback** (*Section 138-9 Chapter 1*). A Natural Features Setback Modification is being requested for approximately 961 feet of impacts around Wetland B and approximately 591 feet of impacts around Wetland A. See the ASTI review letter dated October 18, 2017 for additional information. The setback area around Wetland A is forested and of a high floristic quality and every effort should be made to minimize impacts in this area.
- e. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.

5. **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
Street Trees Min. 1 deciduous per lot = 17 deciduous	0 deciduous	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
Right-of-Way (John R: 267 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 4 ornamental	6 deciduous 4 ornamental 11 evergreen 17 shrubs	
Right-of-Way (Gravel Ridge: 267 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 4 ornamental	8 deciduous 2 ornamental 10 evergreen 24 shrubs	
Stormwater (400 l.f.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 6 deciduous + 4 evergreen + 16 shrubs	10 deciduous 0 evergreen 16 shrubs	

- a. A separate sheet showing existing vegetation that is proposed to remain and tree preservation fencing should be included.
- b. A unit cost estimate and total landscaping cost summary for landscape bond purposes must be indicated on the final site plan.

6. **Architectural Design** (*Architectural Design Standards*). Proposed building elevations have been submitted for the detached unit and the duplex units. While elevations include front entry garages, the applicant has made efforts to emphasize the pedestrian entrance and generally enhance the façade. This includes use of high-quality materials and the inclusion of architectural features, such as decorative dormers. **The applicant must confirm that elevations for the detached units (which have not been submitted with this plan set) will closely match those of the duplex units.** Individual homes will be reviewed under a separate permit issued by the Building Department.

7. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). Entryway landscaping and signage is indicated southeast of Crestwyk and John R. A note has been included on the plans stating all signs must meet the requirements of *Section 138-12.306* and *Chapter 134* of the City Code of Ordinances and be approved under separate permits issued by the Building Department.



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

JB
From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: October 23, 2017
Re: Crestwyk Estates PUD, City File #17-013, Section 24
Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on October 10, 2017, for the above referenced project. Engineering Services does recommend site plan approval with the following comments:

Pathway/Sidewalk/Landscape

1. Provide MDOT R-28-J Sidewalk Ramp and Detectable Warning Details on construction plans.
2. It appears there are several trees that are obstructing the pathway sight lines. Please remove or shift trees out of the pathway sight lines on John R and Gravel Ridge.

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

JB/jf

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Keith Depp, Project Engineer; DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Sheryl McIsaac, Office Coordinator; DPS
Nick Costanzo, Engineering Aide; DPS



PARKS & FORESTRY DEPARTMENT
Ken Elwert, CPRE, Director

To: Sara Roediger
From: Gerald Lee
Date: October 18, 2017
Re: Crestwyk Estates PUD
Review #3 – Landscape Plans
File #17-013

Forestry review pertains to public right-of-way (r/w) tree issues only.

Landscape Planting Plan, Sheet LA-1.1

Please show and label the location of the overhead wires on Gravel Ridge and John R.

Please show deciduous shade trees and shrubs located a minimum of 5', and ornamental (crabapple) and evergreen trees a minimum of 10' from the sidewalk on Gravel Ridge and the pathway on John R.

GL/cf

cc: Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant

October 18, 2017

Ms. Kristen Kapelanski
Planning Manager
Department of Planning &
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

**Subject: File No. 17-013 - Crestwyck Estates PUD;
Wetland Use Permit Review #3;
Plans received by the City of Rochester Hills on
October 10, 2017**

Applicant: M2J1, LLC

Dear Ms. Kapelanski:

The above referenced project proposes to construct twelve residential buildings on four parcels comprising 4.64 acres as a Planned Unit Development (PUD). The site is located along the east side of John R Road, west of Gravel Ridge Drive, north of Hamlin Road, and south of School Road. The site includes two wetland areas and a watercourse 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 August 15, 2017 (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.

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. The applicant's wetland consultant (Atwell, LLC) and the date of the wetland delineation (January 30, 2017) are now shown on Sheet C-02 of the Current Plans, which is to ASTI's satisfaction. ASTI inspected the on-site wetland delineation flagging on May 1, 2017. The Current Plans indicate that two wetland areas (Wetland A and Wetland B) are present on-site.

Based on ASTI's inspection of the original wetland flagging on-site, ASTI agreed with the wetland delineation for Wetland B and its representation on previous plans; ASTI remains in agreement with the depiction of Wetland B on the Current Plans. However, ASTI observed two additional wetland areas associated with Wetland A and added flagging accordingly. One additional area was in the northwest portion of Wetland A and the other area of additional wetland was found in the southeast portion. Furthermore, ASTI observed a watercourse generally flowing north to south through Wetland A, which was not shown on previous plans. This watercourse is an unnamed tributary to the Honeywell Ditch located to the south and exhibited a defined channel bed and banks and was flowing on the day of the site inspection. Review of current and historical aerial photography indicates this watercourse has persisted since at least the early 1970s. The applicant has made corrections identified in ASTI's field inspection and associated Wetland Use Permit Review Letter #1, and the Current Plans now show all wetland and watercourse boundaries to ASTI's satisfaction.

Wetland A is regulated by the City and likely the DEQ because it is directly connected to the unnamed tributary of the Honeywell Ditch that flows through it; the unnamed tributary to the Honeywell Drain meets the definition of a stream under Part 301. Wetland B is regulated by the City and likely the DEQ because it is within 500 feet of the unnamed tributary to the Honeywell Ditch flowing through Wetland A. Additionally, both Wetland A and B are regulated by the City and likely the DEQ because both are within 500 feet of the Honeywell Ditch to the south, which also meets the definition of a stream under Part 301.

The applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years. Please note the DEQ has final authority on the extent and jurisdiction of all State-regulated wetland, lakes, and streams in Michigan.

b. City Wetland Quality Assessments

Wetland A

Wetland A is young to moderately-aged forested wetland generally located along the unnamed tributary of the Honeywell Ditch in the east central portion of the site. Dominant vegetation observed within Wetland A included the native species of silver maple (*Acer saccharinum*), American elm (*Ulmus americana*), green ash (*Fraxinus*

pennsylvanica), and cottonwood (*Populus deltoides*). Tree cover was robust and individuals ranged in size of approximately 3 inches diameter to 25 inches in diameter. Woody understory vegetation included gray dogwood (*Cornus racemosa*), green ash saplings, silver maple saplings, and cottonwood saplings. The invasive species of glossy buckthorn (*Frangula alnus*) was also observed in sparse amounts in the understory. Herbaceous cover was sparse at the time of inspection and included skunk cabbage (*Symplocarpus foetidus*), buttercup (*Ranunculus hispidus*), and sensitive fern (*Onoclea sensibilis*). The unnamed tributary to the Honeywell Ditch exhibited very sparse to no vegetation within its channel and was flowing on the day of the site inspection. The bed of this watercourse was generally sandy with intermittent amounts of gravel and coarse sands. No obvious signs of detrimental contaminants were observed within Wetland A or its associated watercourse. Overall, vegetation within Wetland A was dominated by native species with sparse invasive species cover throughout this complex. The observed tree, shrub, and herbaceous layers within Wetland A, along with the unnamed tributary of the Honeywell Ditch, have the potential to provide a locally diverse wildlife habitat. This wetland and watercourse extends off-site to the north onto the adjoining property and was observed to be actively detaining and draining water on the day of the site inspection. Soils were sandy and appeared to be native. Wetland A appears to be a natural and generally undisturbed feature. Based on these factors, it is ASTI's opinion that Wetland A and its associated watercourse are of high quality and function and should be considered a valuable natural resource to the City.

Wetland B

Wetland B is a scrub/shrub to emergent wetland located in the west central portion of the site. Dominant vegetation observed within this wetland included Phragmites (*Phragmites australis*), box elder saplings (*Acer negundo*), cottonwood saplings, green ash saplings, and glossy buckthorn. Wetland B is partially within an overhead power utility easement and may undergo periodic disturbances from vegetation control maintenance. Wetland B is small (0.18 acres in size) and isolated. Invasive vegetation, specifically Phragmites and glossy buckthorn, comprise approximately 50% of the total vegetation. Although some standing water was observed in scattered areas within Wetland B, no significant flood reducing or water quality improvement properties were observed or presumed active. Due to the abundance of invasive vegetation within Wetland B and because it is small and isolated, it has little potential to offer any significant wildlife habitat. Based on these factors, it is ASTI's opinion that Wetland B is of little functional value, of low quality, and should not be considered a valuable natural resource to the City.

2. **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. All impacts to City- and DEQ-regulated wetlands are now calculated, shown, and stated in square feet on the Current Plans to ASTI's satisfaction.
- b. The Current Plans show that 7,956 square feet of permanent impacts will result to Wetland B from the construction of Units 3, 4, 5, 6, 10, and the proposed Crestwyck Lane. Although the entirety of Wetland B will be impacted by the proposed development, Wetland B is of low quality and function. Therefore, ASTI recommends that the City allow for the impacts to Wetland B as proposed on the Current Plans. All impacts to Wetland B are shown in square feet on the Current Plans to ASTI's satisfaction.
- c. The Current Plans show that 3,925 square feet of permanent impacts will result to Wetland A from the construction of a portion of Crestwyck Lane, the proposed detention pond, and Lot 12; approximately 6,159 square feet of Wetland A is proposed to remain. Previous plans showed that approximately 85 linear feet of the unnamed watercourse associated with Wetland A would be enclosed through the placement of a culvert beneath the proposed Crestwyck Lane in the central portion of the site; no relevant culvert information was given. The part of a PUD within the City is: *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 (§138-7.103.D.1).* Wetland A and its associated watercourse are part of a high quality wetland system that extends off-site to the north and any impacts to this wetland should be minimized where possible. The Current Plans indicate that a 20"x28" arch culvert will be placed into the unnamed watercourse and "...buried 8" below the existing grade of the ditch." The Current Plans also state that "By burying the pipe, the existing ditch will maintain a natural bottom while crossing the proposed roadway..." The proposed size, shape, and installation strategy of the culvert is a *generally* accepted standard for such activities per the DEQ. ASTI agrees that the culvert as proposed, should not hinder the natural flow of the unnamed watercourse and should allow for aquatic fauna to still utilize the unnamed watercourse. Best management practices should be followed during any construction in and around the watercourse to prevent and minimize any unplanned potential impacts to the unnamed watercourse.

Although Wetland A is of high quality, the impacts associated with the development of Lot 12 in the north central portion of the site are minimal (353 square feet). Therefore, ASTI recommends the City allow for a Wetland Use permit for this activity.

ASTI recognizes that the construction of Crestwyck Lane and its associated utilities are dependent on being constructed within Wetland A due to site area constrictions. Therefore, ASTI recommends the City allow for a Wetland Use Permit for the activity associated with the construction of the proposed Crestwyck lane in the central portion

of the site, south of Lot 13 as shown on the Current Plans. Furthermore, the impacts to this portion of Wetland A will likely hydrologically isolate the remaining portion of Wetland A associated with the area of the proposed detention basin; thus, ASTI also recommends the City allow for a Wetland Use permit for placement of the detention basin in this area.

In the previous review, ASTI stated that a permanent structure, such as a 1-2 feet high fieldstone boulder wall be constructed around all remaining portions of Wetland A, where possible, to ensure no future unplanned impacts to Wetland A occur. The Current Plans indicated a 1.5 feet high boulder wall around the remaining portions of Wetland A north and south of the proposed Crestwyck Lane. The placement of this structure where shown, provides a permanent barrier and should help ensure further unplanned impacts to Wetland A and the unnamed watercourse. This is to ASTI's satisfaction.

3. **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 Wetland Use Permit from the City and a DEQ Part 303 Permit are required for this project as proposed. Once a DEQ permit is received by the applicant, it must be submitted to the City for review. The applicant has indicated that this is understood.
4. **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, subject to final review and approval as part of the site plan review process, the on-site Natural Features Setback regulations can be waived by the City at its discretion. The applicant should note that upon the request of the City, ASTI will re-evaluate any Natural Features Setback impacts if the City does not waive Natural Feature Setback regulations.
 - b. The Current Plans indicate that approximately 961 linear feet of Natural Features Setback will be permanently impacted from the construction of the development around Wetland B. Around the west, south and north of Wetland B, the Natural Features Setback is comprised of common native species such as young box elder, Kentucky blue grass (*Poa pratensis*), cottonwood saplings, as well as invasive species such as multiflora rose (*Rosa multiflora*), honey suckle species (*Lonicera japonica* and *L. tatarica*) and mustard garlic (*Alliaria petiolata*). Total tree canopy was approximately 15%. The Natural Features Setback in this area is of poor floristic quality and appears to be maintained and/or controlled by

mowing and other vegetative maintenance activities. The Natural Features Setback to the north and northeast of Wetland B is dominated by young to moderately mature native tree species such as shagbark hickory (*Carya ovata*), black cherry (*Prunus serotina*), and red oak (*Quercus rubra*). Total canopy in this area was estimated at approximately 60-70%. The Natural Features Setback in this area is forested and of high floristic quality and generally unaltered. These impacts are shown on the Current Plans to ASTI's satisfaction.

- c. The Current Plans indicate that approximately 591 linear feet of Natural Features Setback will be permanently impacted from construction activities around Wetland A. The Natural Features Setback in this area is comprised of young to moderately mature native tree species such as shagbark hickory, black cherry, red oak, linden (*Tilia americana*), and silver maple. Total canopy was approximately 60-80%. The Natural Features Setback in this area is forested, of high floristic quality, and appears to be generally unaltered. These impacts are shown on the Current Plans to ASTI's satisfaction.

RECOMMENDATIONS

ASTI recommends the City approve the Current Plans.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist



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



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: August 17, 2017
Re: Crestwyk Estates PUD

SITE PLAN REVIEW

FILE NO: 17-013

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above referenced site plan contingent upon the following condition being met.

1. Provide documentation, including calculations that a flow of 1750 GPM can be provided. *IFC 2006 508.4*
 - Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.

Lt. James L. Bradford
Fire Inspector



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

From: Michael Taunt, Survey Tech
To: Sara Roediger, AICP Planning & Development Director
Date: May 3, 2017
Re: Crestwyk Estates, City File #17-013, Section 24
Site Plan Review, Legal #1

RE: Site Plan Review for Plans Received April 24, 2017

This project is a condominium with freestanding single family units. It appears the limited common elements are comprised of only building footprint and adjacent driveway. This means there are no parcel lines and therefore no parcel geometry to check.

The parcel dimensions and bearings match lot 6 of the recorded plat for Ferryview Homelands Subdivision. A new legal description should be prepared to reflect the ROW on John R Road & Gravel Ridge Drive that will be deeded to the City.

In due course, ROW deeds, agreements, easements and exhibits in recordable form for water, sewer, storm maintenance, private road, and public ROWs will be required.

Please identify datum and source of benchmark elevations.

MLT/bd

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

Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
Russell George; Engineering Aide; DPS

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MENT
or

M I C H I G A N

From: Nancy McLaughlin
To: Sara Roediger
Date: 04/25/17
Re: Project: Crestwyk Estates PUD Review #1
Parcel No: 70-15-24-301-077, 078, 079, 080
File No.: 17-013 Escrow #287.278
Applicant: M2J1, LLC

No comment.



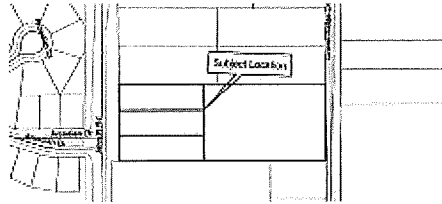
CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

**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 Crestwyk Estates, a proposed 16-unit residential development on 4.4 acres, identified as Parcel Nos. 15-24-301-077 to -080 (City File No. 17-013).

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

APPLICANT: M2J1, LLC
14955 Technology Dr.
Shelby Twp., MI 48315



DATE OF PUBLIC HEARING: Tuesday, November 21, 2017 at 7:00 p.m.

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

Plans for this development may be seen at www.rochesterhills.org, Business, Maps, Planning & Econ Dev., Development Projects, 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.

**Deborah Brnabic, 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.