

NEW BUSINESS

2017-0521 Public Hearing and request for Planned Unit Development (PUD) and Conceptual Site Plan Recommendation - City File No. 17-013 - 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, Parcel Nos. 15-24-301-077, -078, -079 and -080, Jim Polyzois, M2J1, LLC, Applicant

(Reference: Staff Report prepared by Kristen Kapelanski, dated November 15, 2017 and site plan and elevations had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Jim Polyzois, M2J1, LLC, 14955 Technology Dr., Shelby Township, MI 48315 and Ralph Nunez, Nunez Design, 249 Park St., Troy, MI.

Ms. Kapelanski noted that the 4.4-acre site was located on John R south of School Rd. The applicant was proposing a Planned Unit Development (PUD) and was asking for a recommendation for the concept plan. The proposal was for 16 units, eight of which were detached and four of which were duplex-style buildings. It would be a general condominium with over 3.2 acres of common area. She advised that there would be some wetland impacts associated with the development. Wetland B, which was a lower quality wetland located closer to John R would be completely filled, and Wetland A would be partially impacted. The City's environmental consultant, ASTI, had reviewed the plan and indicated that the impacts to Wetland A had been minimized as much as possible. The applicant had included boulder walls in an effort to preserve Wetland A, in particular, which was of higher quality. She showed the elevations for the proposed single unit. She noted that if approved, there were some outstanding comments that could be addressed as part of the Final PUD submittal.

Mr. Nunez had prepared a power point. He showed the location of the site fronting on John R with an internal street to Gravel Ridge on the east. He pointed out Arcadian Dr., which was across from their entrance (Crestwyk Lane). There were some unnamed tributaries of the Atwell Drain, which discharged to the wetland system to the south. It was mowed, as there had been a homestead on John R, but the rest of the property was fairly wooded. He noted that the site was platted prior to the Tree Conservation Ordinance. There was a large Red Oak at 41 ½" on the south property line that they would preserve, and they would preserve as many other trees as they could. Some had blown down, but there were a number of good quality trees. He showed some cross sections. There was a utility

line that was very low that went across about one-third of the property, and they were taking steps to relocate that line. Mr. Nunez stated that just less than .2% of the wetland would be disturbed for the road crossing and the storm water detention facility.

Mr. Nunez said that one of the reasons for the PUD was to connect John R to Gravel Ridge and allow for public access. It would be a private, 27-foot drive with sidewalks on both sides and would allow emergency vehicles to get back to the homes on Gravel Ridge. They would add hydrants and create a safer system for the Fire Dept.

Mr. Nunez continued that there was a drainage swale along the northern portion of the site that would go to the storm water detention adjacent to the wetland. The retaining wall would be about 1 ½ feet high on both sides of the wetland. One of the concerns a neighbor had was construction traffic. Mr. Nunez informed him that a majority of that traffic would use John R. There would be some work on the east side for the road, the sidewalk that ran the length of the property and a water main connection.

Mr. Nunez related that there were 161 deciduous and ornamental trees proposed. There would be buffers on John R and Gravel Ridge and along the north and south property lines. He showed the landscape concept plan. He noted that Mr. Polyzois also developed Brampton Parc, which was several properties to the north on the same side of John R. The proposed units would be a smaller version. The single units would be one-story at 1,997 square feet, and the two-unit buildings would be 1,795 square feet for each unit. There would be a community garden for the residents. He said that he would be happy to answer any questions.

Chairperson Brnabic opened the Public Hearing at 7:20 p.m. She asked that speakers confine their time to three minutes.

Rod Harelina, 1500 Gravel Ridge Dr., Rochester Hills, MI 48307

declined to speak.

Walter Popyk, 1210 School Rd., Rochester Hills, MI 48307 Mr. Popyk remarked that it was a very noble gesture on the part of Mr. Nunez to say that Crestwyk Lane had the intended purpose to go through to Gravel Ridge as an emergency access to rescue people. He noticed that there were only four homes on Gravel Ridge. The people who resided in the area chose it because of its rural nature. Most people had acreage, and they liked it that way and would like to keep it that way. He assumed that

any emergency vehicle would enter off of John R and not take its chances coming down Gravel Ridge where it could be slippery and muddy. The Brampton Parc development had a cul-de-sac, and the road did not go through to Gravel Ridge. He acknowledged that might be because of the homes' location on Gravel Ridge, and because there was no access to Gravel Ridge. He lived directly across from Harvard Place Apartments. The residents there exited from Academy Way to School Rd. and then to John R. They had seen a tremendous increase in traffic on School Rd. He wanted to commend DPS for its maintenance of School and Gravel Ridge Rds.; however, in rainy, muddy conditions, all of that went to waste the day after. He saw no need for Crestwyk Lane to go completely through to Gravel Ridge and disrupt the tranquility they had in the neighborhood. He thanked the members for allowing him time.

Chairperson Brnabic closed the Public Hearing at 7:22 p.m.

Mr. Anzek asked Mr. Polyzois why there was a mixture of singles and duplexes. Mr. Polyzois responded that they were trying to be creative. They had all duplexes to the north, and he wanted to create a different identity. Mr. Anzek asked how sales were proceeding at Brampton Parc, and Mr. Polyzois advised that they had sold nine of the 12 units. Mr. Anzek asked if the proposed units would have basements, which Mr. Polyzois confirmed.

Mr. Anzek stated that to use a PUD there were qualifying conditions or standards to be met. He asked why the proposed development qualified for a PUD. Mr. Polyzois felt that by providing a connection from John R to Gravel Ridge, it would add another outlet for residents on Gravel Ridge. They would be upgrading the DTE infrastructure. There were utility lines hanging over the property, and they would clean that up and upgrade the poles. Mr. Nunez added that they would also increase the eight-foot pathway, and it would connect Brampton Parc to Crestwyk Estates. They would be adding 275 linear feet of safety path. There would also be sidewalks adjacent to the internal drive which would allow individuals to walk from Gravel Ridge to John R.

Mr. Anzek said that he was rather surprised that the City's Traffic Engineer would support the slight offset from Crestwyk Lane to Arcadian Dr. He indicated that there would clearly be a left turn conflict for both vehicles exiting. He was surprised they did not require the roads to be closer to eliminate the conflict.

Mr. Nunez believed that they lined up. Crestwyk Lane would line up with

Arcadian Dr.'s inward line. There was a boulevard median at the entranceway of Arcadia Park. Mr. Anzek said that he was concerned about the left turns. Someone turning left out of Crestwyk Estates and someone turning left out of Arcadia Park would be against one another. Mr. Nunez said that they would have Engineering look at it.

Mr. Kaltsounis said that Mr. Anzek had asked most of his questions, and he noticed the road conflict. He said that there were a couple of things he considered when looking at a development like the proposed. He was not happy to see things being packed in tight, but it was progress and the direction the City was taking with regards to housing to the north and south and what the area had been Master Planned. He believe that what was proposed was line. He moved the following, seconded by Mr. Dettloff.

MOTION by Kaltsounis, seconded by Dettloff, in the matter of 17-013 (Crestwyk Estates PUD), the Planning Commission **recommends** that **City Council approves** the PUD Concept plans dated received October 10, 2017, with the following 5 findings and subject to the following 10 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.*

Mr. Anzek stated that in response to one of the resident's concerns about the access, he felt that it was desirable to have connectivity for emergency responders. He felt that the primary users of the road would

be the few residents on Gravel Ridge that might find it an easier path to John R. If they liked the rural feel, he suggested that a simple gate or Knox box could be installed so that it did not become a through street except for emergency purposes. That would serve the residents of Gravel Ridge and Crestwyk Estates, and he felt that it was something to consider as the process moved forward.

A motion was made by Kaltsounis, seconded by Dettloff, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:

Aye 9 - Anzek, Brnabic, Dettloff, Hooper, Kaltsounis, Morita, Reece, Schroeder and Schultz

Chairperson Brnabic stated for the record that the motion had passed unanimously.

- 2017-0525** Public Hearing and Recommendation of an Ordinance to amend various sections of Chapter 138, Zoning of the Code of Ordinances of the City of Rochester Hills, and to prescribe a penalty for the violations thereof, and a review and discussion of Chapter 134, Signs, Planning Staff

OLD BUSINESS

- 2017-0064** Request for Revised Site Plan Approval (Building Materials) - City File No. 16-018 - Cedar Valley Apartments, a proposed two-story apartment complex totaling 99 units on 5.57 acres located east of Rochester Rd., north of Eddington Blvd., zoned R-4 One Family Residential with an FB 2 Flexible Business Overlay, Parcel Nos. 15-23-15-020 and -022, Bret Russell, Michigan Income Fund, LLC, Applicant

DISCUSSION

- 2017-0522** Applicant would like to present a proposal for a 56-unit townhome development on 7.6 acres located north of the northwest corner of Walton and Brewster, Parcel No. 15-08-376-015 zoned SP Special Purpose and 15-08-331-041 zoned R-1 and R-3 One Family Residential, Pulte Homes, Applicant
- 2017-0524** Applicant would like to present a proposal for a mixed-use development on approximately 4.2 acres just north of the building at the northwest corner of Rochester and South Boulevard, zoned O-1 Office Business with an FB-3 Flex Business Overlay, part of Parcel No. 15-34-477-015, Jim Butler, PEA, Inc., Applicant