



Department of Planning and Economic Development

Staff Report to the Planning Commission

March 16, 2018

Crestwyk Estates Final PUD

REQUESTS	Final PUD Agreement Recommendation Wetland Use Permit Recommendation Natural Features Setback Modifications Site Plan Approval Recommendation
APPLICANT	M2J1, LLC 14955 Technology Dr. Shelby Township, MI 48315
AGENT	Jim Polyzois
LOCATION	East side of John R between School and Hamlin Roads
FILE NO.	17-013
PARCEL NOS.	15-24-301-077 to -080
ZONING	R-4 One Family Residential
STAFF	Kristen Kapelanski, Manager of Planning

In this Report:

Overview	1
Standards for PUD Final Site Plan and Agreement Approval.....	2
PUD Contract and Final Site Plan Review Considerations.....	2
Summary.....	2
PUD Agreement Recommendation Motion.....	3
Wetland Use Permit Recommendation Motion	3
Natural Features Setback Modification Motion.....	4
Site Plan Approval Recommendation Motion.....	4

Overview

The applicant is requesting Final Recommendation of Approval for a Planned Unit Development (PUD). The proposal is for a 16-unit, detached (8 units) and attached (4 two-unit buildings), for-sale, ranch-style condominium development on a 4.44-acre site located on the east side of John R, south of School Rd. The units will range from 1,845 to 1,997 square feet with a preliminary price point of \$370,000. The site is zoned R-4 One-Family Residential, with R-4 zoning and homes surrounding on all sides. There are two small wetlands on site, and a Wetland Use Permit is required for construction of some units, the proposed road and the detention basin. ASTI Environmental has reviewed the plans for conformance. Please see ASTI's letter of October 18, 2017. There will be 3.2 acres of general common area and 1.2 acres of limited common element (units and driveway). The site will be accessed from John R and a 27-foot private road will connect to Gravel Ridge with internal sidewalks. A walkway is planned to extend from Brampton Parc

Condominiums to the north across the proposed development. A community garden is proposed as part of the common space for residents of the development. The plan preserves a five-foot natural buffer along the perimeter.

The applicant received approval of the Preliminary PUD site plan and exhibits from City Council on December 11, 2017 following a recommendation from the Planning Commission on November 21, 2017, with conditions to be addressed prior to final approval. Those conditions are outlined in the Planning memo dated February 20, 2018, and to note, Engineering has confirmed that there are no concerns with the proposed traffic turning movements related to Crestwyk Lane and Arcadian Drive. The final plan is consistent with the conceptual plan regarding road layout, design, landscaping and other proposed improvements. Please refer to the November 21, 2017 Planning Commission minutes for further details.

Standards for PUD Final Site Plan and Agreement Approval

Section 138-7.105(B) lists the standards of approval for final site plans, while *Section 138-7.107* lists the required information in a PUD contract. The final site plans are consistent with the proposed PUD agreement, and the PUD agreement has been reviewed and approved by the City Attorney.

PUD Contract and Final Site Plan Review Considerations

- PUD Agreement.** The proposed PUD agreement is attached and is consistent with the form and content of PUD agreements approved by the City in the past. The City Attorney has reviewed and approved the proposed PUD contract. Please see attached email from Mr. Staran dated December 28, 2017. The PUD Agreement states all of the modifications from the zoning ordinance that are being requested, including dimensional and natural features setbacks.
- Final Site Plan.** The proposed final site plan has been reviewed by City Staff, and it has received recommendations of approval by all applicable City staff. The Planning memo of February 20, 2018 states that the Engineering comments still had to be addressed, which have since received a recommendation of approval from Engineering (see Engineering memo dated February 27, 2018). The final site plans that will be revised to address any remaining conditions, as approved by City staff, will be included as exhibits in the PUD agreement.
- Tree Removal.** The Tree Conservation Ordinance does not regulate the site. There are 234 regulated trees to be removed and 57 to be saved. Proposed plantings in the eastern buffer exceed Ordinance requirements, and a buffer will be preserved around the perimeter.
- Wetland Use Permit.** There are regulated wetlands on site (Wetlands A and B), which have been verified by the City's Wetland Consultant. The proposed plans would impact Wetlands A and B. There are approximately 18,041 s.f. of existing City-regulated and possible MDEQ wetlands and 11,881 s.f. would be impacted. If necessary, the applicant must secure a DEQ wetland use permit prior to construction plans being approved.
- Natural Features Setback Modifications.** The plans show approximately 1,552 linear feet of NFS to be impacted from the construction activities around the wetlands, and ASTI recommends a modification to allow for these proposed actions because it was determined that the majority of the Natural Features Setback is of low ecological quality.

Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants, which are attached for consideration. The review for this project is considered a discretionary review by the Planning Commission because of the request for a recommendation of approval for a Final PUD as noted in this report. In order to recommend approval of the Final PUD, the Planning Commission shall find all of the following:

- The proposed Final PUD is consistent with the proposed intent and criteria of the PUD option.

2. The proposed Final PUD is consistent with the approved PUD Concept Plan.
3. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties, or the environment.
4. The proposed PUD promotes the goals and objectives of the Master Plan as they relate to providing varied housing for the residents of the City.
5. The proposed plan provides appropriate transition between the existing land uses surrounding the property.

A sample motion is provided below if the Planning Commission feels that the proposed project warrants the discretionary approval of the requested Final PUD and associated Wetland Use Permit, Natural Features Setback Modification and Site Plan.

PUD Agreement Recommendation Motion

MOTION by _____, seconded by _____, in the matter of City File No. 17-013 (Crestwyk Estates PUD), the Planning Commission **recommends** that City Council **approves** the PUD Agreement dated received December 18, 2017 with the following findings and subject to the following conditions.

Findings

1. The proposed Final PUD is consistent with the proposed intent and criteria of the PUD option.
2. The proposed Final PUD is consistent with the approved PUD Concept Plan.
3. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties, or the environment.
4. The proposed PUD promotes the goals and objectives of the Master Plan as they relate to providing varied housing for the residents of the City.
5. The proposed plan provides appropriate transition between the existing land uses surrounding the property.

Conditions

1. City Council approval of the PUD Agreement.
2. The appropriate sheets from the approved final plan set shall be attached to the PUD agreement as exhibits, including the building elevations.
3. All other conditions specifically listed in the agreement shall be met prior to final approval by city staff.

Wetland Use Permit Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 17-013 (Crestwyk Estates PUD), the Planning Commission **recommends** that City Council **approves a Wetland Use Permit** to impact approximately 12,000 square feet for the construction of several units, a portion of Crestwyk Lane and the detention pond, based on plans dated received by the Planning Department on January 30, 2018, with the following findings and subject to the following conditions.

Findings

1. Of the approximately 18,000 s.f of City-regulated wetlands on site, the applicant is proposing to impact approximately 12,000 s.f., which is mostly for Wetland B.
2. Wetland B is of low quality and function, and should not be considered a vital natural resource to the

City.

Conditions

1. City Council approval of the Wetland Use Permit.
2. If required, that the applicant receives all applicable DEQ permits prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.

Natural Features Setback Modifications

MOTION by _____, seconded by _____, in the matter of City File No. 17-013 (Crestwyk Estates PUD), the Planning Commission **grants Natural Features Setback Modifications** for the permanent impacts to as much as 1,552 linear feet of natural features setbacks associated with the construction activities around Wetlands A and B, based on plans dated received by the Planning Department on January 30, 2018, with the following findings and subject to the following condition.

Findings

1. Natural Features Setback Modifications are needed for construction activities around Wetlands A and B.
2. The Planning Commission has the ability to waive the natural features setback modifications as a part of accepting the site being developed as a PUD.

Condition

1. Add a note indicating that Best Management Practices will be strictly followed during construction to minimize the impacts on the Natural Features Setbacks.

Site Plan Approval Recommendation Motion

MOTION by _____, seconded by _____, in the matter of City File No. 17-013 (Crestwyk Estates PUD), the Planning Commission **recommends** that City Council **approves** the **Site Plan**, dated received January 30, 2018 by the Planning and Economic Development Department, with the following findings and subject to the following 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. City Council approval of the Final Site Plans.
2. Provide landscape bond in the amount of \$119,029.00, plus inspection fees, for landscaping and irrigation, as adjusted as necessary by the City, prior to issuance of a Land Improvement Permit by Engineering.
3. 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.
4. Payment of \$3,200 into the tree fund for street trees prior to issuance of a Land Improvement Permit by Engineering.
5. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.

Attachments: Site Plans, floor plans and elevations dated received January 30, 2018 prepared by Atwell Hicks, Nunez Design and TR Design Group and PUD Agreement dated received 12/18/2017.

Building Dept. memo dated 2/5/18; Parks & Natural Resources memo dated 2/14/18; DPS/Engineering memos dated 2/9/18 and 2/27/18; Fire Department memo dated 2/16/18; Planning Department memo dated 2/20/18;; Email from J. Staran dated 12/28/17; ASTI letter dated 10/28/17; K. Hottinger email dated 2/5/18; Planning Commission Minutes dated 11/21/17; Wetland Use Permit Notice

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