



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2018-0092 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: March 29, 2018

SUBJECT: Request for Final Planned Unit Development (PUD) Agreement Approval – City File No. 17-013 – Crestwyk Estates Condominiums, a proposed 16-unit residential development on the east side of John R, south of School Rd., M2J1. LLC, Applicant

REQUEST:

Approval of a Planned Unit Development (PUD) Agreement for the Crestwyk Estates Condominiums PUD, a proposed 16-unit residential development on 4.4 acres located on the east side of John R, between School and Hamlin Rds.

BACKGROUND:

This is the third step in the PUD process. At the first stage, PUD Concept Plan review, the Planning Commission and City Council determined that the Concept Plan met the qualifying criteria for use of the PUD option and the major elements of the development such as density, layout and building design, with the understanding that the details would be reviewed during steps two, technical compliance and three, Planning Commission recommendation and City Council review of the Final PUD. City Council approved the PUD Concept Plan for the Crestwyk Estates Condominiums on December 11, 2017.

The proposed Crestwyk Estates Condominiums consists of four, two-unit duplexes and eight detached units. The use of a PUD allows the City to approve attached housing, an alternative that is noted in the Master Plan as something the City would like to offer its residents. The proposed units range from 1,795 to 1,997 square feet, and all units have two-car garages. There will be 3.2 acres of general commons area. The site will be accessed from John R to an internal road with sidewalks that will connect to Gravel Ridge. A sidewalk will be constructed on John R from the Brampton Parc condos to the north southward across the length of the subject property. A community garden is proposed for the residents. Additional plantings are proposed for the eastern property line to help create a desired buffer for those residents. The site is surrounded by single-family homes. The site has two wetlands, and the applicant is requesting a Wetland Use Permit for construction activities associated with several units, the road and the detention pond (please refer to file 2018-0093 V2). As a PUD, the Site Plans also need City Council Approval (please refer to file number 2017-0521 V4).

The Final PUD Plan for Crestwyk Estates Condominiums is essentially the same as the Concept Plan. Two items have been changed since the Concept Plan approval: one unit was shifted five feet further from John R to accommodate required plantings and one entry on the duplex units has been changed from a front to a side entry. Finding that the proposed PUD Agreement and Final Site Plan met the requirements for Final PUD Recommendation, at its March 20, 2018 meeting, the Planning Commission unanimously recommended approval of the proposed PUD Agreement, Wetland Use

Permit, and Final Site Plans and approved a Natural Features Setback Modification with findings and conditions. Please refer to the attached minutes from that meeting for further details.

One change was requested to the PUD Agreement, which was made, and it was sent back to the City Attorney for re-review. A sentence was dropped from page 3 under 2.b which is shown as strike-through text. The Master Deed and By-laws will be reviewed prior to final staff approval of the plans.

RECOMMENDATION:

The Planning Commission recommends approval of the PUD Agreement for the Crestwyk Estates Condominiums, City File No. 17-013 subject to the findings noted in the attached Resolution.

| APPROVALS: | SIGNATURE | DATE |
|-----------------------------|------------------|-------------|
| Department Review | | |
| Department Director | | |
| Mayor | | |
| City Council Liaison | | |

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