



Rochester Hills

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Master

File Number: 2018-0152

File ID: 2018-0152

Type: Project

Status: To Council

Version: 3

Reference: 2018-0152

Controlling Body: City Council
Regular Meeting

File Created Date : 04/11/2018

File Name: Brewster Village Condos

Final Action:

Title label: Request for Preliminary Planned Unit Development 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: 010719 Agenda Summary.pdf, Staff Report 121818.pdf, Map aerial.pdf, Review Comments.pdf, Revised EIS 121918.pdf, Response Letter RB 120518.pdf, Letter NF 121118.pdf, PUD Response Letter RB 121218.pdf, Illustrative Site Plan.pdf, Landscape Plans.pdf, Remington Plan Elevations.pdf, Colored Elevations.pdf, Material Packet.pdf, Site Plans.pdf, Minutes PC 051518.pdf, Minutes PC 121818.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

Enactment Number:

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	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2018-0152

Title

Request for Preliminary Planned Unit Development 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 Preliminary Planned Unit Development for Brewster Village Condominiums, a 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, 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 November 14, 2018 with the following findings and 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.
6. The density allowing 30 units, scaled to match the height and size of other units in the area and acting as a transition, is modified as part of the PUD.
7. The minimum front and rear yard setbacks are modified as part of the PUD to allow flexibility and higher quality development.
8. The minimum percentage of trees to be preserved is modified as part of the PUD.

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. Confer with the DEQ to determine whether activities associated with the detention pond, including dredging, will require a Part 303 Permit, prior to issuance of a Land Improvement Permit.
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 \$216.75 per unit (\$6,503) into the City's Tree Fund, prior to issuance of a Land Improvement Permit.

8. Provide landscape and irrigation bond in the amount of \$108,608 plus inspection fees, as adjusted as necessary, prior to issuance of a Land Improvement Permit.

9. Address comments from applicable City Staff memos, prior to Final PUD submittal.

10. Provide an executed agreement with the Shadow Woods Homeowner's Association for the detention pond in a form acceptable to the City and recorded with the Register of Deeds prior to issuance of a Land Improvement Permit.

11. Provide an executed easement for landscaping on the neighbors' property in a form acceptable to the City and recorded with the Register of Deeds prior to issuance of a Land Improvement Permit.

12. Left turn lane be added to Brewster Rd. as approved by staff and paid for by the developer, prior to final Engineering approval.