



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2018-0152 V2

TO: Mayor and City Council Members

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

DATE: December 28, 2018

SUBJECT: Request for Preliminary Planned Unit Development (PUD) Concept Plan Approval – City File No. 18-015 – Brewster Village Condominiums, a proposed 30-unit residential development, Robertson Brothers Homes, Applicant

REQUEST:

Approval of a Preliminary Planned Unit Development (PUD) Concept Plan for Brewster Village Condominiums, a proposed 30-unit, detached residential development on 7.3 acres, located on the west side of Brewster, north of Walton Blvd. The site is zoned R-1 and R-3 One Family Residential and SP Special Purpose. SP does not allow single-family residential and would not allow the development to proceed as proposed under this zoning without the use of a PUD. The site is surrounded by residential zoning to the west, north and east and developed with homes and single-story apartments. To the south it is zoned SP and developed with a senior living facility. The applicant has a tentative agreement with the HOA for the Shadow Woods Subdivision to the north to share regional detention. The City's environmental consultant, ASTI, performed a wetland delineation and verified that there are no City-regulated wetlands on site. A small section of mowed lawn in the natural features setback area will be permanently impacted; however ASTI states that the area, controlled by mowing, is of poor floristic quality. The site will have an entry from and exit to Brewster to private, internal streets with sidewalks, and the plans include a public plaza and bike repair station on the Brewster pathway. The site is governed by the City's Tree Conservation Ordinance, and a Tree Removal Permit will be requested at Final PUD consideration. Extensive landscaping is planned throughout, and home prices will begin in the \$400,000's.

BACKGROUND:

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 option seeks to:

- Encourage innovation to provide variety in design layout
- Achieve economy and efficiency in the use of land, natural resources, public services and utilities
- Encourage the creation of useful open spaces
- Provide appropriate housing, employment, service and shopping opportunities

The PUD option can permit residential uses of non-residentially zoned land and increased density. The PUD review process consists of a two-step process as follows:

1. **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.

- 2. 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. If Council approves the Preliminary PUD Concept Plan, a Tree Removal Permit would be applied for at the final stage.

During concept plan review, the Planning Commission and City Council should be evaluating whether the proposed PUD concept plan meets 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 will be reviewed during step two of the process. Please refer to the staff letter to the Planning Commission dated November 27, 2018 for more detail on the qualifying criteria.

The applicant has completed a lot of the work necessary for site plan approval, and the City has the ability to approve setback or parcel size modifications proposed as part of the PUD. If the PUD concept plan is approved, the burden is on the applicant to maintain compliance with the overall layout and density approved as part of the concept plan and also with the City’s other technical requirements.

The Planning Commission held a public hearing and recommended approval of the proposed PUD Concept Plan at its December 18, 2018 meeting with findings and conditions as stated in the attached Resolution. Several of the conditions related to obtaining and recording easements for the shared detention system and maintaining landscaping on the Shadow Woods property which must be completed prior to issuance of a Land Improvement Permit by Engineering after the Final PUD step. The applicant has submitted a revised Environmental Impact Statement, which is included. The applicant has committed to continue working with the City and the neighbors as the site is constructed.

RECOMMENDATION:

Finding that the proposed PUD concept plan meets the criteria and objectives of the Zoning Ordinance, the Planning Commission recommends approval of the PUD concept plan for Brewster Village Condominiums PUD, City File No. 18-015, subject to the findings and conditions noted in the Planning Commission’s recommendation of approval.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		