

Brewster Village Condominiums

REQUEST PUD Agreement Recommendation
Tree Removal Permit
Natural Features Setback Modification
Final Planned Unit Development Recommendation

APPLICANT Tim Loughrin
Robertson Brothers Homes
6905 Telegraph, Suite 200
Bloomfield Hills, MI 48301

LOCATION West side of Brewster, north of Walton Blvd.

FILE NO. 18-015

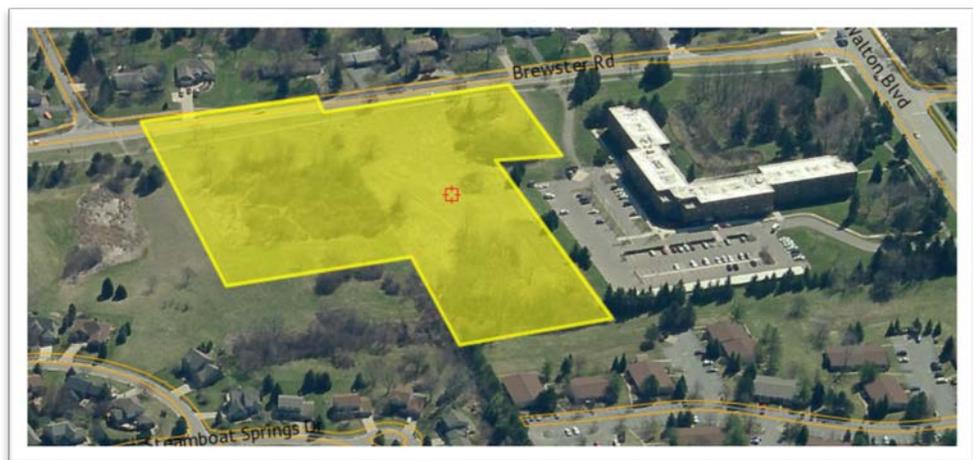
PARCEL NOS. 15-08-376-015 and 15-08-331-041

ZONING R-1 and R-3 One Family Residential and SP Special Purpose

STAFF Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is requesting Final Recommendation of approval for a Planned Unit Development (PUD). The proposal is for a 30-unit, detached, for-sale, ranch-style condominium development on 7.3 acres, located on the west side of Brewster, north of Walton. The units will be approximately 1,850 s.f., and prices will begin in the low \$400k's. The site has several zoning classifications and is surrounded by residential uses. There will be shared (regional) detention with the Shadow Woods Subdivision to the northeast, which will upgrade and add cost sharing to the current system. The plans include a small public plaza with a bike repair station along the Brewster path. Internal roads will be private with sidewalks throughout. A small wetland onsite has been determined to be non-regulated; there are some natural features setback modifications requested. Please see the letter from ASTI dated October 24, 2018. Staff feels that the development will serve as an appropriate transition from the multiple-family to the south to the single-family subdivision to the north. The applicant received approval of the Preliminary PUD site plan and exhibits from City Council on January 7, 2019, following a recommendation from the Planning Commission on December 18, 2018. The final plan is consistent with the conceptual plan regarding road layout, design, landscaping and other proposed improvements. A left turn lane has been



incorporated on Brewster. The PUD Agreement has been reviewed and approved by Mr. Staran. Below is a motion for consideration.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No outstanding items	Approval
Engineering	Comments to be addressed at construction plan review	Approval
Fire	Minor comment	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	Minor comments	Approval
Assessing	Minor comment	Approval

PUD Agreement Recommendation Motion

MOTION by _____, seconded by _____, in the matter of City File No. 18-015 (Brewster Village Condominiums PUD), the Planning Commission **recommends** that City Council **approves** the PUD Agreement dated received February 5, 2019 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.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 18-015 (Brewster Village Condominiums PUD), the Planning Commission **grants** a **Tree Removal Permit**, based on plans dated received by the Planning Department on January 25, 2019, with the following findings and subject to the following conditions.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to remove and replace 234 regulated trees on site.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund at a rate of \$216.75 per tree.

Natural Features Setback Modifications

MOTION by _____, seconded by _____, in the matter of City File No. 18-015 (Brewster Village Condominiums PUD), the Planning Commission **grants Natural Features Setback Modifications** for the permanent impacts to as much as 450 linear feet of natural features setbacks associated with the development, based on plans dated received by the Planning Department on January 25, 2019, with the following findings and subject to the following condition.

Findings

1. Natural Features Setback Modifications are needed in mowed lawn areas of the development.
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.
3. The City's environmental consultant, ASTI, has determined that the natural features areas are of poor floristic quality.

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. 18-015 (Brewster Village Condominiums PUD), the Planning Commission **recommends** that City Council **approves** the **Site Plan**, dated received January 25, 2019 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.

Condition

1. City Council approval of the Final Site Plans.
2. Provide landscape bond in the amount of \$108,240.00, 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 \$6,502 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.

Reference: Plans dated received by the Planning Department January 25, 2019 and PUD Agreement dated received February 5, 2019

Attachments: Assessing Department memo dated 8/10/18; Building Department memo dated 10/24/18; DPS/Engineering memo dated 2/1/19; Planning Department Memo dated 2/8/19; Fire Department memo dated 2/7/19; Parks & NR memo dated 2/1/19; ASTI letter dated 10/24/18; Revised EIS 12-19-18; PC Minutes 12/18/18

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