



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0061 V2

TO: Mayor and City Council Members

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

DATE: March 1, 2019

SUBJECT: Request for Final Planned Unit Development (PUD) Agreement Approval – City File No. 18-015 – Brewster Village Condominiums, a proposed 30-unit residential development on the west side of Brewster, north of Walton Blvd., Robertson Brothers Homes, Applicant

REQUEST:

Approval of a Planned Unit Development (PUD) Agreement for the Brewster Village Condominiums PUD, a proposed 30-unit residential development on 7.3 acres located on the west side of Brewster, north of Walton Blvd.

BACKGROUND:

As outlined in the past, 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 Brewster Village Condominiums on January 7, 2019.

The proposed Brewster Village Condominiums consists of 30 detached, ranch units approximately 1,830 s.f. in size. All units will have two-car garages. The site will be accessed from Brewster to internal roads with sidewalks. A sidewalk will be constructed on Brewster, where there will also be a bike repair station and seating for the public's use. The applicant has a signed agreement, to be recorded, with the Shadow Woods Homeowner's Association for shared detention and will contribute towards improving their pond, and the future homeowners will share in the maintenance costs. An agreement to add landscape screening on the Shadow Woods open area is in negotiations, and an easement agreement will also need to be recorded prior to issuance of a Land Improvement Permit by Engineering. Extensive landscaping is planned throughout. A left turn lane into the development will be added consistent with other subdivisions along Brewster. The PUD Agreement has been updated, per recommendations delineated in the attached Planning Commission minutes. The Agreement was sent back to Mr. Staran for review and approval. The Master Deed and By-laws had been previously approved. The home prices will start in the \$400k's.

The Final PUD Plan for Brewster Village Condominiums is essentially the same as the Concept Plan with the addition of the left turn lane on Brewster and additional plantings adjacent to the north and west property lines. Finding that the proposed PUD Agreement and Final Site Plan met the requirements for Final PUD Recommendation, at its February 19, 2019 meeting, the Planning

Commission unanimously recommended approval of the proposed PUD Agreement and Final Site Plans and approved a Tree Removal Permit and Natural Features Setback Modification with findings and conditions. Please refer to the attached minutes from that meeting for further details.

RECOMMENDATION:

The Planning Commission recommends approval of the PUD Agreement for the Brewster Village Condominiums, City File No. 18-015 subject to the findings noted in the attached Resolution.

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

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