

**Brewster Village Condominiums**

**REQUEST** First Amendment to the PUD Agreement 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 proposing the first amendment to the Planned Unit Development (PUD) Agreement to remove the requirement for a left-turn lane on Brewster. Specifically, Paragraph 9 (c) of the agreement which states, “A left turn lane shall be added to Brewster Rd. as approved by staff and paid for by the developer prior to final Engineering approval” would be deleted and no longer be a requirement of the PUD Agreement. The Final PUD for the 30-unit development was approved by City Council on March 11, 2019 with a condition that a left turn lane into the development be added to Brewster. Subsequently, through the applicant’s engineering analysis, it was discovered that the grade does not allow for additional pavement on the west side, and it would require a significant impact to the curb and driveways for the homes on the east side of Brewster. That would involve removing existing driveways and parking spaces for those homeowners and replacing a large of amount of curbing. There would also be an impact to the City’s existing water main.



Please see the attached letter from Robertson Brothers Homes dated July 2, 2019 for detailed information and the reasons why they feel it would be too costly to proceed with the development and the road. Also included are a memo from the City’s Traffic Engineer, Paul Shumejko, dated August 12, 2019 in agreement with the request and confirming the applicant’s summation and a narrative from the applicant’s engineer dated June 12, 2019 with an updated traffic analysis which reduces from previous conclusions the impact the development

would have. The City's Traffic Engineer memo recommended alternate traffic improvements as public benefits for the project in place of the turn lane that the applicant would like to discuss with the Planning Commission.

Staff has heard from several residents in support of the Brewster Village project. Those emails are included. The PUD Amendment has been reviewed and approved by Mr. Staran as to legal form. A PUD amendment requires a recommendation by the Planning Commission and approval by City Council, in accordance with Section 138-7.109 of the Zoning Ordinance. If the Planning Commission agrees with the revision, below is a motion for consideration.

## Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No outstanding items	Approval
Engineering	Memo of agreement	Approval

## Amended 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 First Amendment to the PUD Agreement dated received July 2, 2019 with the following findings and subject to the following conditions.

### Findings

1. The proposed amended PUD agreement is consistent with the proposed intent and criteria of the PUD option.
2. The proposed amended PUD agreement is consistent with the approved Final PUD plan.
3. The proposed amended PUD agreement will not create an unacceptable impact on the public utility systems, surrounding properties or the environment.
4. The proposed amended PUD agreement 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 agreement provides for an appropriate transition between the subject site and existing land uses to the north and south of the properties.

### Conditions

1. Insert any applicable conditions.

Reference: Amended PUD Agreement and associated documents dated received July 2, 2019

Attachments: DPS/Engineering memo dated 8/12/19; Planning Department Memo dated 8/9/19; Traffic Analysis Letter dated 6/12/19; Amended PUD, Email Staran dated 7/26/19; PC Minutes dated 2/19/19, PHN

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