



## Legislation Text

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**File #:** 2018-0152, **Version:** 5

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Request for Final Planned Unit Development Site Plan 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

**Resolved**, that the Rochester Hills City Council hereby approves the Final Planned Unit Development Site Plans for Brewster Village Condominiums, a 30-unit, detached condominium 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 January 25, 2019 with the following findings and 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.*

### Conditions

1. 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.
2. 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.
3. Payment of \$6,502 into the tree fund for street trees prior to issuance of a Land Improvement Permit by Engineering.
4. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.
5. An executed agreement for tree screening between the applicant and the neighboring HOA should be in place and approved by staff prior to issuance of a Land Improvement Permit.