

**City of Rochester Hills
Department of Planning**

STAFF REPORT TO THE PLANNING COMMISSION

July 15, 2005

Historic Lorna Stone Village Final PUD Recommendation	
APPLICANT	Lorna Stone L.L.C. 1111 W. Long Lake Road Suite 103 Troy, MI 48098
LOCATION	Northeast Corner of Adams and South Boulevard
SIDWELLS	15-31-301-011, 15-31-351-001, -002, -003, -017, -008, -009, -010, -011 and -012
FILE NO.	03-010
ZONING	R-4 (Single Family Residential)
STAFF	Derek Delacourt
REQUEST	Final PUD Recommendation

SITE DESCRIPTION

The subject site is located near the northeast corner of Adams Road and South Boulevard. The site is comprised of ten (10) parcels approximately 24 acres in size, of which one ten-acre parcel is a designated historic district. The surrounding uses include an assisted living facility to the east, a Baptist church to the north and residential to the south.

SUMMARY

The applicant has been approved to utilize the PUD process for the redevelopment of the site. The applicant has appeared several times before both the Planning Commission and City Council to discuss conceptual plans for the site. Also, the applicant has appeared before the City's Historic District Commission to discuss the renovation of the existing structure on the designated site, as well as the redevelopment of the rest of the site. The current proposed plan represents the culmination of those meetings.

PROPOSED PROJECT

The PUD plans propose the construction of a mixed-use development. The majority of the site will consist of mixed residential units with a small amount of live-work space shown in the three buildings located closest to Adams Road. The live-work space could be utilized as either small commercial or office suites. The residential will consist of three different types, single-family residential, attached condominiums and townhouse

style buildings. The site would incorporate common open space within the site and pedestrian facilities throughout the site, with connections to the surrounding area.

The plan also proposes to renovate the existing historic structure on the northern 10-acre parcel included in the PUD. The renovation would be required to take place as part of any first phase improvements to the site. Any renovation would need the approval of the City's Historic Districts Commission (HDC); also all new development located on the designated 10 acres will require the HDC's review and approval.

The applicant was not able to obtain the parcels directly on the corner and there is an excepted parcel, along South Blvd east of Adams, shown in the development. The applicant has agreed, and it's demonstrated on the proposed plans, that future development of the excepted parcel can be incorporated into the proposed PUD if the parcel is ever included into the project. The plans are shown as two separate phases requiring two separate site plan approvals. Language should be included in the PUD that indicates site plans for the second phase shall not be submitted for review and approval until the excepted parcel can be included.

The site is Master Planned for single family; however, the 1999 Master Plan calls for mixed use in strategic areas of the city and states that retail should be restricted to major intersections. It is intended that the retail/office would be accessible to the surrounding areas as well as to the residents and the areas would be linked to the proposed site by sidewalks.

Use of the PUD process allows the City to exercise increased design and aesthetic controls as well as the ability to restrict any undesirable uses.

PUD PROCESS

The proposed PUD Agreement would be the controlling document for the future development of the site. All final site plans for the development would be required to be submitted for technical review and approval by the Planning Commission prior to construction.

Based on utilization of the recently approved PUD Ordinance, it is Staff 's opinion that the underlying zoning does not need to be changed. Provisions of the new PUD ordinance allow development consistent with that of the zoning or master planned use for the subject site. The new Ordinance also allows the City to include uses that would not normally be allowed in the underlying zoning district as part of the PUD. Staff recommends that the underlying zoning, single family, is consistent with the mixed use residential that is the majority of the proposed project. In the long term, it is Staff's, opinion that the zoning should remain the same to protect the future use of the property if the PUD agreement were to become invalid. If the project were to go forward the proposed project would require approval of the PUD overlay rezoning, the Final PUD Agreement and Final Site Plans.

PUD AGREEMENT

The proposed PUD Agreement (page 5, section 3) “Deviation From Ordinance Standards” identifies areas of the zoning ordinance from which the applicant is requesting flexibility. The agreement also includes elevations for all proposed buildings on the site. Any future site plans will be required to be consistent with the exhibits and elevations approved as part of the PUD.

The applicant is proposing road design standards different than those of the normal public road standards applied by the City and Oakland County. The City’s Engineering Department has reviewed the standard proposed by the applicant and has agreed to the cross sections provided by the applicant and included in the proposed PUD. The intent of the proposed standard is to decrease road width and allow for a more pedestrian friendly style development. The intent is also to reduce road widths to allow for on street parking and bump outs in certain areas in an attempt to calm traffic and allow for safer on-street parking. All final road cross sections will be required to be reviewed and approved by the City’s Engineering Department prior to final site plan approval. All proposed streets will be private and required to be maintained by the condominium association. A separate road maintenance agreement shall be approved by City Council prior to issuance of a Land Improvement Permit.

The proposed plan has been reviewed and approved by the Fire Department for access and road design, based on the conceptual plans included in the PUD. Language should be added to the PUD indicating any additional requirements of the Fire Department shall be met prior to final site plan approval.

Any additional zoning or City standards not specifically provided for within the proposed PUD will be required to be met at the time of final site plan approval.

The Planning Commission may request any changes to the proposed text of the PUD Agreement or Exhibits prior to making its recommendation to City Council. Utilization of the PUD Process and approval of the Agreement is at the sole discretion of the City.

The specific action requested for consideration by the Planning Commission is a recommendation to City Council regarding Final Planned Unit Development Approval for the proposed Lorna Stone Development.

References: Final PUD Agreement and Exhibits; Planning Commission Minutes dated June 3, 2003 and February 15, 2005; Joint City Council and Planning Commission Minutes dated November 16, 2004; HDC minutes dated June 12, 2003.

RECOMMENDATION:

Staff recommends that the proposed agreement and plans meet the requirements for Final PUD approval. The proposed Final PUD is consistent with the development agreed to by the City for utilization of the process. The proposed Final PUD has been reviewed by all applicable departments within the City and is recommended for approval or approval with conditions. Subject to any changes or conditions recommended by the Planning Commission Staff recommends approval of the following motion:

MOTION by _____, seconded by _____, in the matter of City File No. 03-010 (Historic Lorna Stone Village PUD), the Planning Commission **recommends** that City Council **approve** the rezoning of the subject parcels to a PUD overlay district and approve the Final Planned Unit Development Agreement based on the following findings and subject to the following conditions:

Findings:

1. The proposed Final PUD is consistent with the proposed intent and criteria for utilization of the PUD Process.
2. The proposed Final PUD is consistent with the Preliminary Approval for utilization of the PUD process.

Conditions:

1. That final site plans receive approval from the City's Planning Commission.
2. That language be added to the Final PUD Agreement indicating that all the proposed final site plans shall meet all applicable Fire Department requirements prior to final approval.
3. That proposed building 19 be removed from the plan or the setback from the adjacent single-family home be increased to an amount agreed to by the Planning Commission.
4. Review and approval of all final site plans and elevations on the designated parcel by the City's Historic Districts Commission.
5. That the applicant add language to the PUD indicating that they will include and construct a gateway sign as part of their project, as identified in the City's Gateway Plan, prior to approval by Council.
6. That the applicant add language to the PUD indicating that the proposed phase two not be submitted for review and approval by the City until such time as the excepted parcel can be included into the project, prior to Final PUD approval by City Council.

