

**City of Rochester Hills
Department of Planning**

**STAFF REPORT TO THE CITY COUNCIL AND PLANNING COMMISSION
June 21, 2005**

Meadowfield of Rochester Hills Preliminary PUD Review	
APPLICANT	Lombardo Companies 6303 26 Mile Road #200 Washington, MI 48094
LOCATION	Meadowfield Drive, west of Rochester Road
SIDWELL	15-22-226-016
FILE NO.	05-016
ZONING	SP, Special Purpose
STAFF	Derek Delacourt, Planner
REQUEST	Preliminary PUD Review

SUMMARY

The applicant is proposing use of the Planned Unit Development (PUD) process to develop the subject site. The site is located on the north side of Meadowfield Drive, west of Rochester Road. The applicant is proposing 58 attached single-family Condominiums, which are designed in four-unit buildings and situated around a motor court in both two- and four-building groupings. The proposed Agreement limits the units to ranch style two-bedroom two-garage structures. Site plans and elevations are included in the attached PUD Plan.

The plan is being proposed in conjunction with a land sale and swap City Council approved with the applicant. The applicant would receive the subject site and the City receives 10 acres of property adjacent to the existing Eugene Nowicki Park with the intent of increasing the size of the park and the available parkland in that area of the City.

The applicant appeared before the Planning Commission at a workshop meeting on May 17, to discuss the PUD process and the proposed development. At that meeting the Commission provided input into the use of the process, issues with the submittal and additional information they would like to have presented (refer to attached minutes). The applicant has modified the proposed Agreement and will address issues raised by the Commission and provide additional information at the meeting.

PRELIMINARY PUD PROCESS

The proposed PUD will utilize the revised version of the City's PUD process; a copy of the Ordinance is attached for review. The Ordinance requires submittal of a proposed agreement and plans for review and recommendation by the Planning Commission and approval by City Council. The Preliminary PUD submitted by the applicant meets the requirements of the revised Ordinance. The revised Ordinance is different in that the Preliminary recommendation by the Commission and approval by Council is not only for use of the process but the Preliminary text and plans as well. The second step in the process requires the applicant, if approved, to submit final site plans for review by staff and review and recommendation by the Commission.

PROPOSED USE

The applicant is proposing attached single-family condominium units. The existing, and Master Planned zoning district, Special Purpose, does not expressly permit the proposed use. However, the PUD Ordinance allows the Commission and City Council to allow uses not normally allowed within the zoning district based on defined criteria within the Ordinance if the proposed uses are consistent with the intent of the Master Plan. The Master Plan designation for the subject site is Senior Housing.

The Special Purpose zoning district allows among other uses, as either permitted or conditional, assisted living facilities, nursing homes, hospitals, and low rise housing for the elderly. It is Staff's opinion that even though the proposed PUD is not age restricted the style, design and type of development proposed is consistent with uses allowed in the Special Purpose Zoning District and the Master Planned designation of the site as Senior Housing. As part of the PUD the City would grant Conditional Land Use Approval.

SETBACKS

The only setback reduction proposed as part of the PUD is to allow a minimum of 30 feet for the site instead of the required 50 feet. Staff, based on the proposed use, does not have any concern or issue with the proposed reduction. The 50 foot setback required in the PUD is utilized to separate allowable more intensive uses from surrounding uses that potentially may be impacted. In this instance the proposed use is of equal or less intensity than the surrounding.

SCREENING AND BUFFERING

The PUD proposes to provide screening of the site from the adjacent commercial to the north and east. Based on the zoning district the site would normally be required to screen from the property to the apartment style use to the west. Based on the proposed use in the PUD Staff recommends that the modifications identified as part of the PUD be

approved and that final screening and landscaping details be provided as part of the Final Site Plan submittal.

CUL-DE-SAC LENGTH

The proposed plans indicate a cul-de-sac length of approximately 900 feet, 300 feet longer than the maximum, 600 feet, allowed without a waiver. The proposed length has been reviewed by both the Fire and Engineering Department; both departments have indicated no issues with the proposed length. The applicant has identified a possible emergency access point from the shopping center to the west. If during the Final Site Plan review it's determined that the additional access is needed it will be included. Staff recommends approval of the waiver as part of the PUD.

The specific action requested for consideration by the Planning Commission is a recommendation of Preliminary PUD Approval to City Council.

RECOMMENDATION

The proposed project meets the required criteria and standards for use of the PUD process. If the Planning Commission and City Council agree that the proposed use of the PUD process is appropriate for the subject site, Staff recommends the following motion in reference to City File # 05-016:

MOTION by _____, seconded by _____, in the matter of City File No. 05-016 (Meadowfield PUD), the Planning Commission **recommends** that City Council **approve** the Preliminary PUD with the following findings and conditions.

Findings:

1. The proposed project meets the criteria for use of the Planned Unit Development Process.
2. The applicant has met all of the requirements of the Preliminary Planned Unit Development Submittal.
3. The proposed plan has not been utilized to avoid applicable requirements of the City's Ordinance. The proposed use is consistent of the intent of the Special Purpose Zoning District.

4. The proposed plan will not add facility loads above those contemplated by the Master Plan. The proposed use is less intense than several uses allowed in the Special Purpose District.
5. The proposed plan promotes the goals and objectives of the Master Plan.
6. The proposed use is consistent with existing and future land use patterns.
7. The proposed plan provides appropriate transition between the existing land uses surrounding the property.
8. That utilization of the PUD process allows the City additional controls to ensure quality building design and site development.

Conditions:

1. City Council acceptance of second reading and final adoption of the revised PUD Ordinance.

References: PUD Agreement dated received June 13, 2005; Planning Commission Minutes dated May 17, 2005; Copy of revised PUD Ordinance; Notice of Public Hearing
