



From: Ed Anzek, AICP, Director
To: Planning Commission
Date: June 22, 2012
Re: Discussion of Planned Unit Development Concept Plan for a 7.3 acre tract (2 parcels) on Dequindre Rd.

Several months ago the Planning Commission conducted a Public Hearing to consider a staff initiated rezoning of 2 parcels from the current RE designation back to R-1. Planning Commission, after studying the issue, cited surrounding densities and orientation to Dequindre as opposed to Washington Road as reasons supported the rezoning and recommended to Council that it be approved. The City Council approved this change on first reading. However, on the second reading a protest petition was filed by an adjacent neighbor with supporting signatures from property owners contiguous to the subject parcel. The signatures were obtained from the property owners to the west and property owners in Winkler Mill Estates, the area immediately north that is Zoned R-1. State Law provides for the protest petition process which requires a super-majority of votes at the Council level (5 affirmative votes are required to make a super-majority) to approve a rezoning. The vote was 4-3 and the rezoning was not approved.

Since that time staff has met several times with Vito Terracciano, Arteva Homes, to discuss various layouts and possibilities respecting the RE Zoning and its density requirements. RE zoning has a minimum lot area of 1 acre, and the site has an area of 7.3 acres, meaning that the proposed density is lower than one unit per acre.

In our discussion the potential buyer/home builder expressed his desire to work with the site to keep the trees, move building sites around to gain the best views of the pond to the southwest, use trees as screens, and keep the site more rural in appearance and spacious in feeling. Most notably, the PUD process would allow for the road through the contemplated development to be constructed to a lower, rural standard that is more supportive of the intended feel of the development and less environmentally impactful on the land. Staff suggested consideration of using the PUD means to accomplish this objective. The intent section of the PUD supports innovative site plans to meet environmental conditions and variety in layout.

Mr. Terracciano has developed a general layout and staff suggested he meet with the Planning Commission to seek their input on his approach. The next step, assuming the Planning Commission is supportive of the approach, would be for Mr. Terracciano to develop a submittal that incorporates the Planning Commission's input for consideration for preliminary PUD approval.

To that end we have received his request to meet with the Planning Commission and discuss his proposal.

Thank you.

cc: Jim Breuckman, AICP, Manager of Planning