



Department of Planning and Economic Development

Staff Report to the Planning Commission December 14, 2018

Cedar Valley Living

REQUEST	Approval of Revised Elevations
APPLICANT	Bret Russell SE Metro Property Services, LLC 31000 Telegraph Rd., Suite 150 Bingham Farms, MI 48025
LOCATION	East of Rochester, North of Hamlin
FILE NO.	16-018
PARCEL NO.	15-23-152-025
ZONING	R-4 One Family Residential with an FB-2 Flexible Business Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The original site plan and elevations for Cedar Valley were approved by the Planning Commission on February 21, 2017 for 86 apartments. On September 19, 2017, the Planning Commission approved a revised site plan for 99 units and the expansion of Building B to the east. On November 21, 2017 the applicants appeared requesting revised elevations, which were denied. On May 15, 2018 the applicants requested another revision of the site plan to allow parking in the middle of the two buildings. That meeting was postponed because the elevations originally approved were not included. On June 12, 2018, the revised site plan with the original elevations was approved. Please see the Planning memo for details. The applicant contracted with new architects and is again requesting approval of revised elevations. The plan was transmitted to only four departments for review. A motion for approval/denial is included.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No outstanding items	None
Engineering	No comments	Approval
Fire	No comments	Approval
Building	Minor comments to be addressed at building plan review	Approval

Motion Regarding Site Plan Elevations

MOTION by _____, seconded by _____, in the matter of City File No. 16-018 (Cedar Valley Living), the Planning Commission **approves/denies the Revised Site Plan Elevations** based on revised elevations dated received December 4, 2018.

Reference: Plans dated received by the Planning Department December 4, 2018

Attachments: Building Department memo dated 12/11/18; DPS/Engineering memo dated **11/29/18**; Planning Department Memo dated 12/12/18; Fire Department memo dated 12/10/18, PC Minutes 5/15/18

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