



Department of Planning and Economic Development

Staff Report to the Planning Commission November 17, 2017

Crestwyk Estates Condominiums PUD

REQUEST	PUD Concept Plan Recommendation
APPLICANTS	Mark Gesuale and Jim Polyzois M2J1, LLC 14955 Technology Dr. Shelby Twp., MI 48315
LOCATION	East side of John R, between Hamlin and School Rds.
FILE NO.	17-013
PARCEL NOS.	15-24-301-077, -078, -079, -080
ZONING	R-4 One-Family Residential
STAFF	Kristen Kapelanski, AICP, Manager of Planning

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Overview

The applicant is proposing a 16-unit, detached (8 units) and attached (4 two-unit buildings), for-sale, ranch-style condominium Planned Unit Development (PUD) on a 4.44-acre site located on the east side of John R, south of School Rd. The units will range from 1,845 to 1,997 square feet with a preliminary price point of \$370,000. The site is zoned R-4 One-Family Residential, with R-3/R-4 zoning and homes surrounding on all sides. There are two small wetlands on site, and a Wetland Use Permit will be required for construction of some units and the proposed road and detention basin at Final PUD review. ASTI Environmental has reviewed the plans for conformance. Please see ASTI’s letter of October 18, 2017. There will be 3.2 acres of general common area and 1.2 acres of limited common element (units and driveway). The site will be accessed from John R and a 27-foot private road will connect to Gravel Ridge with internal sidewalks. A walkway is planned to extend from Brampton Parc Condominiums to the north across the proposed development. A community garden is proposed as part of the common space for residents of the development. The plan preserves a five-foot natural buffer along the perimeter.

PUD Review Process

Process Overview

The PUD review process consists of a two step process:

- A. **Concept Plan.** The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be developed. At this step, a Public Hearing will be held at the Planning Commission meeting, followed by a recommendation to City Council.
- B. **Site Plan/PUD Agreement/Wetland Use Permit.** The second step in the process is to develop full site plans based on the approved PUD concept plan and to submit the PUD Agreement. At that time, the plans are reviewed for compliance with all City Ordinance requirements, the same as any site plan. Again, the Planning Commission makes a recommendation to City Council, and the project will need a Wetland Use Permit Recommendation.

The PUD option is intended to permit flexibility in development that is substantially in accordance with the goals and objectives of the City's Master Land Use Plan at the discretion of the City Council. Use of the PUD option is intended to encourage innovation and provide variety in design layout; achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities; encourage the creation of useful open spaces; and provide appropriate housing opportunities. The PUD option can permit a different use not permitted in a zoning district and permit densities or lot sizes that are different from the applicable district.

The Planning Commission and City Council should be evaluating the major elements of the development such as density, layout, and building design with the understanding that more details will be reviewed during step 2 of the process, with the burden being on the applicant to maintain compliance with the overall layout and density approved with the PUD Concept plan. Many site plan issues have been addressed at this stage; please refer to the Planning Department memo dated October 24, 2017 for details of the proposed PUD.

PUD Qualification Criteria

Section 138-7.102 sets forth the criteria that a prospective PUD must meet. Each of the criterion are listed below and, along with staff comments for compliance with the proposed PUD, in the Planning memo.

- A. *The PUD option shall not be used for the sole purpose of avoiding applicable requirements of this ordinance. The proposed activity, building or use not normally permitted shall result in an improvement to the public health, safety, and welfare in the area affected.*
- B. *The PUD option shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards.*
- C. *The PUD option may be used only when the proposed land use will not materially add service and facility loads beyond those contemplated in the master land use plan. The applicant must demonstrate to the satisfaction of the City that the added loads will be accommodated or mitigated by the applicant as part of the PUD.*
- D. *The PUD shall meet as many of the following objectives as may be deemed appropriate by the City:*
 1. *To preserve, dedicate or set aside open space or natural features due to their exceptional characteristics or their environmental or ecological significance in order to provide a permanent transition or buffer between land uses, or to require open space or other desirable features of a site beyond what is otherwise required in this ordinance.*
 2. *To guarantee the provision of a public improvement that would not otherwise be required to further the public health, safety or welfare, protect existing uses or potential future uses in the vicinity of the proposed development from the impact of a proposed use, or alleviate an existing or potential*

problem relating to public facilities. Not applicable.

3. *To promote the goals and objectives of the Master Land Use Plan and other applicable long range plans such as the Master Thoroughfare Plan.*
4. *To facilitate development consistent with the Regional Employment Center goals, objectives, and design standards in the City's Master Land Use Plan. Not applicable.*
5. *To preserve and appropriately redevelop unique or historic sites. Not applicable.*
6. *To permanently establish land use patterns that are compatible with or will protect existing or planned uses.*
7. *To provide alternative uses for parcels that can provide transition or buffers to residential areas and to encourage redevelopment of sites where an orderly transition or change of use is desirable.*
8. *To enhance the aesthetic appearance of the City through quality building design and site development.*

The plan is not required to comply with all of the items listed in criterion D.; it is up to the judgment of the Planning Commission and City Council to determine if the proposed development provides some benefit that would not otherwise be realized. In this instance, it might be preservation of natural features and the quality of the proposed architecture.

The applicant has completed most of the work necessary for site plan approval and has had preliminary discussions with many city departments, so there is some degree of confidence that the layout will meet the various ordinance requirements as commented on in the staff review letters.

PUD Concept Plan

- A. **Site Layout.** The site has been designed with a private internal road connecting to both John R and Gravel Ridge with 16 units fronting the road. The building setback requirements associated with the R-4 zoning district have been met for the side yard. The front and rear setbacks are not quite in compliance; 25 feet is required for the front and 24 is proposed, and 35 feet is required for the rear and 30 is proposed. The City has the ability to determine the minimum area as part of the PUD option.
- B. **Density.** The proposed density results in 3.6 units per acre, while the ordinance has a maximum density of 4.54 units per acre for the R-4 district. The site is Master Planned for four units per acre.
- C. **Parking.** The minimum parking requirement is two spaces per unit plus 0.25 visitor spaces per unit. A total of 64 parking spaces are proposed, including two garage spaces and two garage approach spaces.
- D. **Landscaping, Trees and Open Space.** The site is not subject to the City's Tree Conservation Ordinance. The plans show the removal of 234 trees on site and 57 trees saved. Staff encourages preserving as many healthy trees as possible. A fairly extensive landscape plan has been provided that depicts buffer zones, right-of-way and stormwater landscaping that exceeds the requirements. A community garden is proposed for residents of the development.
- E. **Building Design.** The proposed elevation includes front entry garages. The applicant has made efforts to emphasize the pedestrian entrance and to generally enhance the façade. Building materials meet the City's Architectural Design Guidelines. The applicant must confirm that elevations for the detached units (which were not submitted for review) will closely match those of the duplex units.

PUD Concept Plan Recommendation Motion

Should the Planning Commission find that the proposed PUD concept plan meets the qualifying criteria for a PUD, staff offers the following motion to recommend approval to the City Council:

MOTION by _____, seconded by _____, in the matter of 17-013 (Crestwyk Estates PUD), the Planning Commission **recommends** that **City Council approves** the PUD Concept plans dated received October 10, 2017, with the following findings and subject to the following conditions.

Findings

1. The proposed PUD Concept Plan meets the criteria for use of the PUD option.
2. The proposed PUD Concept Plan meets the submittal requirements for a PUD concept plan.
3. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
5. The proposed development is consistent with the Master Land Use Plan to provide an alternate housing option.

Conditions

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan.
2. The site plans, including but not limited to landscaping, engineering, tree removal and wetland use/buffer modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan.
3. The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan.
4. Recommendation by the Planning Commission and approval by City Council of a Wetland Use Permit and submittal of an MDEQ Wetland Permit at Final PUD review, with the plans to address comments from ASTI's letter dated October 18, 2017.
5. 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.
6. Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review.
7. Payment of \$200 per unit (\$3,200) into the City's Tree Fund, prior to issuance of a Land Improvement Permit.
8. Provide landscape and irrigation cost estimate with Final Plan submittal.
9. Address comments from applicable City Staff memos, prior to Final PUD submittal.

Attachments: PUD Conceptual Site Plans dated received 10/10/17, prepared by Atwell and Nunez Design.

Planning Department memo dated 10/24/17; Assessing Department memo dated 4/25/17; Fire Department memo dated 8/17/17; Building Department memo dated 4/24/17; Parks & Forestry memo dated 10/18/17; Engineering Services memo dated 10/23/17 and 5/3/17; ASTI Environmental Letter dated 10/18/17; EIS dated 8/15/17; and Public Hearing Notice