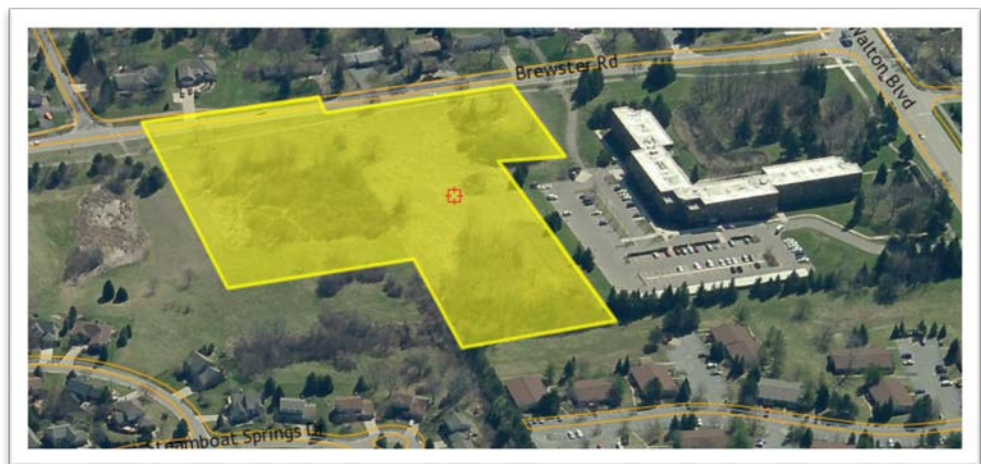


<b>Brewster Village Condos</b>	
<b>REQUEST</b>	Preliminary Planned Unit Development Concept Plan Recommendation
<b>APPLICANT</b>	Tim Loughrin Robertson Brothers Homes 6905 Telegraph, Suite 200 Bloomfield Hills, MI 48301
<b>LOCATION</b>	West side of Brewster, north of Walton Blvd.
<b>FILE NO.</b>	18-015
<b>PARCEL NOS.</b>	15-08-376-015 and 15-08-331-041
<b>ZONING</b>	R-1 and R-3 One Family Residential and SP Special Purpose
<b>STAFF</b>	Kristen Kapelanski, AICP, Manager of Planning

## Summary

The applicant came for a discussion before the Planning Commission in May of 2018 and presented a proposal for a duplex condominium development. Please refer to the attached Minutes. Since that time, they have determined that the market is better suited to detached units. They are now proposing to construct 30 for-sale condominiums developed using the Planned Unit Development (PUD) option on 7.3 acres on the west side of Brewster, north of Walton Blvd. Please see the Planning memo dated November 27, 2018 for PUD requirements, the review process and qualification criteria and how they are addressed. Shared (regional) detention with the Shadow Woods Subdivision to the northeast is proposed, which will upgrade and add cost sharing to the current system. Home prices will begin in the \$400ks. The plans include a small public plaza with a bike repair station along the Brewster path. Internal roads will be private with sidewalks throughout. A small wetland onsite has been determined to be non-regulated. Please see the letter from ASTI dated October 24, 2018. Staff feels that the development will serve as an appropriate transition from the multiple-family to the south to the single-family subdivision to the north, and if the Planning Commission agrees, below is a motion for consideration.



## Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No outstanding items	Approval
Engineering	Minor comment to be addressed at final PUD review	Approval
Fire	Minor comment	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	Minor comment	Approval
Assessing	Minor comment	Approval

## Motion to Recommend Preliminary PUD Plan

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of 18-015 (Brewster Village PUD), the Planning Commission **recommends** that **City Council approves** the PUD Concept plans dated received November 14, 2018, 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.
6. The density allowing 30 units, scaled to match the height and size of other units in the area and acting as a transition, is modified as part of the PUD.
7. The minimum front and rear yard setbacks are modified as part of the PUD to allow flexibility and higher quality development.
8. The minimum percentage of trees to be preserved is modified as part of the PUD .

### 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. Confer with the DEQ to determine whether activities associated with the detention pond, including dredging, will require a Part 303 Permit, prior to issuance of a Land Improvement Permit.
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 \$216.75 per unit (\$6,503) into the City's Tree Fund, prior to issuance of a Land Improvement Permit.
8. Provide landscape and irrigation bond in the amount of \$108,608 plus inspection fees, as adjusted as necessary, prior to issuance of a Land Improvement Permit.
9. Address comments from applicable City Staff memos, prior to Final PUD submittal.

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Reference: Plans dated received by the Planning Department November 14, 2018

Attachments: Assessing Department memo dated 8/10/18; Building Department memo dated 10/24/18; DPS/Engineering memo dated 11/29/18; Planning Department Memo dated 11/27/18; Fire Department memo dated 11/19/18; Parks memo dated 11/19/18; Street Committee memo dated 11/28/18; EIS dated received 11/19/18; ASTI letter dated 10/24/18; PC Minutes 5-15-18; PHN

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