

DISCUSSION

2015-0042

Request to discuss proposed residential Planned Unit Development (PUD) concept plan on approximatey three acres, located on John R south of School Rd., zoned R-4, Parcel No. 15-24-301-052, Ralph Nunez, Design Team Plus, LLC, Applicant

(Reference: Memo prepared by Ed Anzek, dated February 13, 2015 and preliminary sketch plans had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Jim Polyzois, MJ Ridgepoint, LLC, 49587 Compass Pointe, Macomb, MI 48044 and Ralph Nunez, Design Team Plus, 975 E. Maple, Birmingham, MI 48009.

Mr. Anzek presumed that the Commissioners recalled the applicants from the recently approved Villas at Shadow Pines and the Sanctuary at River's Edge Planned Unit Developments (PUD). The applicants were looking at another property, which had been brought up previously by three or four different developers. As he learned about the site a little more, he saw that it was heavily treed in some areas. He proposed that rather than doing a typical R-4 subdivision, that the applicants might take a different approach and be a little more creative. They could try to save trees and create an up north feel through the use of a PUD. He suggested that the applicants appear before the Planning Commission for a discussion to see if they could obtain some input and to see if the members would support a PUD. If so, the applicants would move ahead with more design details and present a Concept PUD Plan.

Mr. Nunez noted that the property was on John R just south of School Rd. It was three acres in size, and there was a mix of deciduous and evergreen trees. If they did a standard R-4 development, there would be a road with more theatre-type lots because of the depth - almost 93 feet wide and 103 feet deep. They could do a ranch home with a side garage, and they would get roughly nine homes. He commented that Mr. Polyzois was not really impressed with that layout. Mr. Nunez advised that the site did not fall under the requirements of the Tree Conservation Ordinance. Mr. Anzek had recommended that they really took a look at the condition of the trees. Their forester took a survey, and they categorized the higher quality trees and the hazardous trees. Instead of going with a single-family development, they started looking at duplexes. They looked at a private road cul-de-sac for Fire access and leaving an area in the front for a storm water detention basin. They would remove some of the trees, but they were fair to poor. There was a home to the

south and homes to the east, and they wanted to keep a nice buffer for those neighbors. The layout they were proposing with a PUD would have ten units. The applicants would like to do a much better product than what was permitted under R-4, which would have meant grading the entire site and removing all the trees. He concluded that one of the advantages of the site was that it was relatively flat.

Chairperson Boswell said that he would much rather see something along this line than a standard R-4 development. He observed that they would also get an extra home with a proposed PUD project.

Mr. Schroeder felt that it was an excellent plan. He had one concern. If someone had a party, the parking would be difficult. He asked if they could look to see if there were areas to park outside of the condo areas.

Mr. Hooper stated that he supported the PUD. There would be nine homes with standard zoning versus ten with the creative zoning, and it would save more trees and open area. He felt that it would be a win-win, and that the density would be imperceptible against what it normally would be under R-4 zoning.

Mr. Reece echoed the same comments. He asked the projected price point. Mr. Polyzois believed that the homes would be in the high \$300k's. Mr. Reece felt that Mr. Schroeder's comment about the parking was spot on. If there was a graduation party, for example, there could be gridlock. Mr. Polyzois agreed that they should look at that.

Mr. Anzek did not think a normal R-4 development would be appropriate for the general area, and he thought that a more creative development could be quite an addition to the neighborhood. The only means to achieve it would be through a PUD Agreement, of which Mr. Polyzois was no stranger, having done two in the past year-and-a-half.

Chairperson Boswell reminded that there was also a PUD development going in north of School Rd., and although larger, he felt that it would compliment the proposed project.

Mr. Anzek asked Mr. Nunez if it was too early in the stage to know the width of the street and if it could accommodate on-street parking.

Mr. Nunez responded that it would be the standard 27-foot pavement. They were proposing a carriage walk along the outside of the curbing. He suggested that the first two lots by John R could be moved a little further

back, and that would give a little more real estate. He would have to check the quality of a couple of the trees. He pointed some other areas where they could add guest parking. They still had to look at the storm water detention requirements. He had shown a pond by John R, but if it did not need to be as large, there would be the possibility of placing some parallel parking there. They made the cul-de-sac large enough to have a center island, but they could put some parking spaces there as well. There were some units he would not like to have to push back because of the trees, but there were others they could probably move.

Mr. Anzek thought that if there was a 27-foot wide street, that they could easily accommodate on-street parking on one side. Since it would be a private street, it would have to be enforced by the Association, but he knew that the Fire Department would require no parking on one side. Mr. Schroeder added that it would be on the non-hydrant side.

Mr. Nunez stated that another advantage was that across the street, there was a school facility with a parking lot, and they could talk to them about using that parking area.

Mr. Dettloff remarked that Mr. Polyzois would probably have the project done in a year. Mr. Nunez assured that they would have the right amenities in the PUD Agreement, especially a beginning and end date.

Mr. Dettloff asked if the homes would be all brick. Mr. Polyzois clarified that they would not all be brick. He was not sure what the mix of materials would be yet, but they would use the same architects they had for the two previous projects. He maintained that they would not do anything that would diminish the project for the marketplace. Mr. Dettloff commented that it looked good, and Mr. Schroeder agreed.

Chairperson Boswell summarized that the applicants had a unanimous approval from the Planning Commissioners that they would like to see the project come forward. Mr. Nunez indicated that they would try to get it in as quickly as possible.

Discussed

ANY OTHER BUSINESS

2015-0043

Request for Recommendation of a Planning Commission representative to the Zoning Board of Appeals for a one-year term to expire March 31, 2016.