



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2016-0002 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: January 29, 2016

SUBJECT: Request for Final Planned Unit Development (PUD) Agreement Approval – City File No. 15-001 – Brampton Parc Condominiums, a proposed 12-unit residential development on the east side of John R, south of School Rd., 1459 John R. LLC, Applicant

REQUEST:

Approval of a Planned Unit Development (PUD) Agreement for the Brampton Parc Condominiums PUD, a proposed 12-unit residential development on 2.93 acres located on the east side of John R, between School and Hamlin Rds.

BACKGROUND:

This is the third step in the PUD process. At the first stage, PUD Concept Plan review, the Planning Commission and City Council determined that the Concept Plan met the qualifying criteria for use of the PUD option and the major elements of the development such as density, layout and building design, with the understanding that the details would be reviewed during steps two, technical compliance and three, Planning Commission recommendation and City Council review of the Final PUD. City Council approved the PUD Concept Plan for the Brampton Parc Condominiums on November 9, 2015.

The proposed Brampton Parc Condominiums consist of six, two-unit duplexes. The use of a PUD allows the City to approve attached housing, an alternative that is noted in the Master Plan as something the City would like to offer its residents, and the applicants are using the MR Mixed Residential option to develop. The proposed units range from 1,250 to 2,100 square feet, and all units have two-car garages. There will be 1.6 acres of public open space in the general commons area. The site will be accessed from John R to a private, internal cul-de-sac with sidewalks, and a sidewalk will be constructed on John R along the length of the subject property. Seven visitor spaces are proposed, including three in the cul-de-sac. The site is surrounded by single-family homes on three sides and across John R to the west is a school. The site has a small, low quality wetland, and the applicant is requesting a Wetland Use Permit to re-grade it for the storm water detention basin (please refer to file 2015-0551 V2). As a PUD, the Site Plans also need City Council Approval (please refer to file number 2015-0392 V3).

The Final PUD Plan for Brampton Parc Condominiums is essentially the same as the Concept Plan. The only change was the addition of enhanced landscaping along the eastern property line, and 15 evergreen trees and plantings were added after discussions with the neighbors and staff to help create a desired buffer there. Finding that the proposed PUD Agreement and Final Site Plan met the requirements for Final PUD Recommendation, at its January 19, 2016 meeting, the Planning Commission unanimously recommended approval of the proposed PUD Agreement, Wetland Use

Permit, and Final Site Plans and approved a Natural Features Setback Modification with findings and conditions. Please refer to the attached minutes from the January 19, 2016 Planning Commission meeting for further details.

The City Attorney has reviewed and approved the PUD Agreement for Brampton Parc Condominiums, and will review the Master Deed and By-laws prior to final staff approval of the plans.

RECOMMENDATION:

The Planning Commission recommends approval of the PUD Agreement for the Brampton Parc Condominiums, City File No. 15-001 subject to the findings and conditions noted in the attached Resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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