



Rochester Hills

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Master

File Number: 2017-0521

File ID: 2017-0521

Type: Project

Status: To Council

Version: 4

Reference: 17-013

Controlling Body: City Council
Regular Meeting

File Created Date : 10/27/2017

File Name: Crestwyk Estates Prelim. PUD

Final Action:

Title label: Request for Final Planned Unit Development (PUD) Site Plan Approval - Crestwyk Estates, a proposed 16-unit attached and detached condominium development on 4.4 acres, located on the east side of John R between School and Hamlin Roads, zoned R-4 One Family Residential; Jim Polyzois, M2J1, LLC, Applicant

Notes: 12/11/2017 RES0359-2017 - V2

Sponsors:

Enactment Date:

Attachments: 040918 Agenda Summary.pdf, Map aerial.pdf, Review Comments.pdf, Site Plans 031518.pdf, EIS 081517.pdf, Revised elevations & floor plans 022018.pdf, First Floor Plan.pdf, Minutes PC 112117.pdf, 121117 Agenda Summary.pdf, Suppl Presentation 121117.pdf, Staff Report 112117.pdf, Review Comments 102417.pdf, Crestwyk Estates Duplex .pdf, Public Hearing Notice.pdf, Site Plans.pdf, 121117 Resolution (Draft).pdf

Enactment Number: RES0359-2017

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	11/21/2017	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	12/11/2017	Adopted by Resolution				Pass
3	Planning Commission	03/20/2018	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2017-0521

Title

Request for Final Planned Unit Development (PUD) Site Plan Approval - Crestwyk Estates, a proposed 16-unit attached and detached condominium development on 4.4 acres, located on

the east side of John R between School and Hamlin Roads, zoned R-4 One Family Residential; Jim Polyzois, M2J1, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Plans for Crestwyk Estates PUD, a 16-unit attached and detached condominium development on 4.4 acres, located on the east side of John R between School and Hamlin Roads, zoned R-4 One Family Residential, Parcel Nos. 15-24-301-077 to -080, M2J1, LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on January 30, 2018 with the following findings and conditions.

Findings:

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of the driveway providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
4. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed Final Plan promotes the goals and objectives of the Master Plan by providing an alternative housing option.

Conditions:

1. Provide a landscape bond in the amount of \$119,029.00, plus inspection fees, for landscaping and irrigation, as adjusted as necessary by the City, prior to issuance of a Land Improvement Permit by Engineering.
2. 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.
3. Payment of \$3,200 into the tree fund for street trees prior to issuance of a Land Improvement Permit by Engineering.
4. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.