



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0061 V4

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: August 30, 2019

SUBJECT: Approval of the First Amendment to the Planned Unit Development Agreement for Brewster Village Condominiums, File No. 18-015.2, located on the west side of Brewster, north of Walton Blvd., Robertson Brothers Homes, Applicant.

REQUEST:

Approval of the First Amendment to the Planned Unit Development (PUD) Agreement for Brewster Village Condominiums, a 30-unit development located on Brewster north of Walton Blvd.

BACKGROUND:

City Council approved the subject site as a PUD Overlay in March of 2019. The site is zoned SP Special Purpose and R-1 and R-3 One Family Residential and is subject to the specific requirements of the PUD.

One of the conditions of approval was that a left turn lane be created on Brewster Rd. into the development. Subsequently, through the applicant's engineering analysis and according to the applicant, it was discovered that the grade does not allow for additional pavement on the west side, and it would require a significant impact to the curb and driveways for the homes on the east side of Brewster. That would involve removing existing driveways and parking spaces for those homeowners and replacing a large amount of curbing. There would also be an impact to the City's existing water main. The cost for these impacts was substantially higher than originally anticipated by the applicant, who states that they would not be able to proceed with the project if they had to add the lane. In response to eliminating this public benefit, the applicant has agreed to fund in lieu a number of safety enhancement recommendations as noted in the August 12, 2019 Engineering review memo (attached). The applicant is requesting an amendment to the PUD that would delete Paragraph 9 (c) which states, "A left turn lane shall be added to Brewster Rd. as approved by staff and paid for by the developer prior to final Engineering approval."

The traffic improvements offered in lieu of include adding reduced school speed zone flasher signs, rapid flashing beacons, LED street lighting at the mid-block crossing, pedestrian ADA compliant ramp upgrade work and special cross-walk markings.

The Planning Commission held a public hearing and noticed all property owners within 300 feet of the site on August 20, 2019. After hearing from members of the public and further discussion by the Commission, the matter was approved five to three, with one person recused. The minutes from that meeting are attached, as are the proposed amendment to the PUD which was approved by Mr. Staran and the originally approved PUD.

RECOMMENDATION:

The Planning Commission has reviewed the proposed agreement and recommends approval of the revised PUD agreement.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A

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