



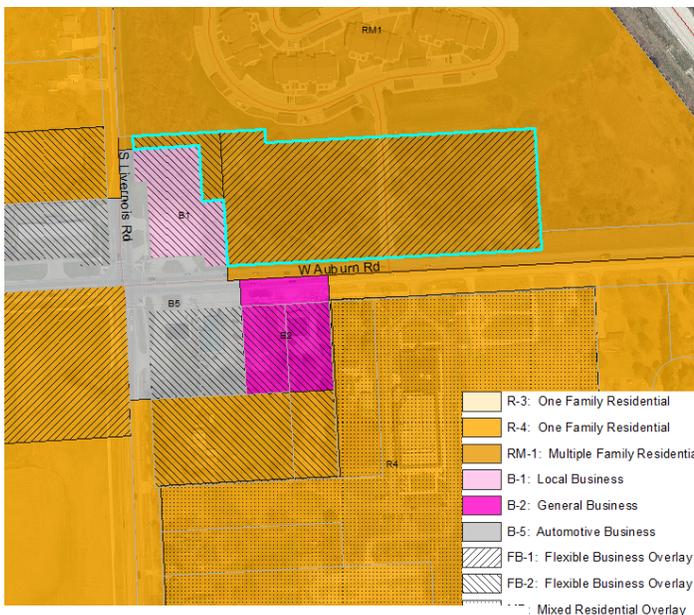
Planning and Economic Development

Sara Roediger, AICP, Director

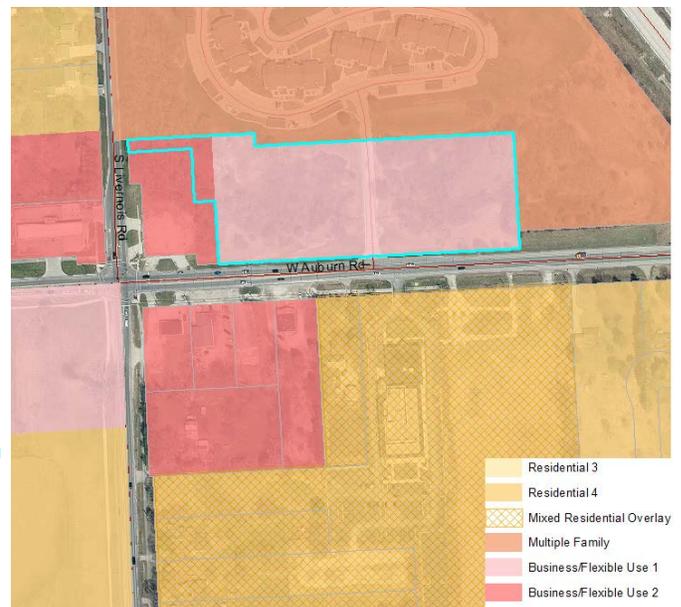
From: Sara Roediger
 To: Planning Commission
 Date: October 13, 2017
 Re: Sterling Homes PUD Discussion

Over the past few years, the City has been in discussion with various parties about the development of the nearly 5 acres on the south side of Auburn Rd., between Livernois and M-59. The site is zoned RM-1 Multiple Family, with the FB-1 Flex Business Overlay and planned Business/Flexible Use 1. The townhome type of product that is being proposed cannot be accommodated with the current zoning due to height limitations, therefore the approach to the development of this type of product would need to be proposed as a PUD development. As such we have directed the applicant to define what the public benefit would be to the City if approved. As we have seen with many of the residential developments before the Planning Commission over the past few years, there is a demand for more diversity in housing types in the community and this location may be a suitable location for this type of housing.

The applicant would like to present their project to the Planning Commission and obtain initial feedback to determine next steps on the project if it moves forward.



Zoning Map



Future Land Use Map