



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2017-0521 V2

TO: Mayor and City Council Members

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

DATE: November 22, 2017

SUBJECT: Request for Preliminary Planned Unit Development (PUD) Concept Plan Approval – City File No. 17-013 – Crestwyk Estates Condominiums, a proposed 16-unit residential development, M2J1, LLC, Applicant

REQUEST:

Approval of a Preliminary Planned Unit Development (PUD) Concept Plan for Crestwyk Estates Condominiums, a proposed 16-unit attached (4 duplexes) and detached (8 units) residential development on 4.4 acres, located on the east side of John R, between School and Hamlin Rds. The site is surrounded by residential zoning developed with homes. There are two small wetlands onsite which are proposed to be partially filled and re-graded to accommodate the storm water detention basin, units and road. A Wetland Use Permit will be required as part of the site plan review process, which begins after approval of the PUD. The City's environmental consultant, ASTI, recommends that the City approve a permit due to the low quality and small size of the wetland. The site will be accessed from John R to a private, internal street that will connect to Gravel Ridge, with sidewalks, and a sidewalk will be constructed from the Brampton Parc condos to the north across the property along John R. The site is not governed by the City's Tree Conservation Ordinance; however, the applicant is proposing extensive landscaping and tree installation, which would not be possible using conventional R-4 zoning.

BACKGROUND:

The PUD option is intended to permit flexibility in development that is substantially in accordance with the goals and objectives of the City's Master Land Use Plan at the discretion of the City Council. The PUD option seeks to:

- Encourage innovation to provide variety in design layout
- Achieve economy and efficiency in the use of land, natural resources, public services and utilities
- Encourage the creation of useful open spaces
- Provide appropriate housing, employment, service and shopping opportunities

The PUD option can permit residential uses of non-residentially zoned land and increased density. The PUD review process consists of a two step process as follows:

1. **Step One: Concept Plan.** The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be

developed. This step requires a Planning Commission public hearing and recommendation to City Council followed by review by the City Council.

2. **Step Two: Site Plan/PUD Agreement.** The second step in the process is to develop full site plans based on the approved PUD concept plan and to submit the PUD Agreement. At this time, the plans are reviewed for compliance with all City ordinance requirements, the same as any site plan. This step requires a Planning Commission recommendation to City Council followed by review by the City Council. If Council approves the Preliminary PUD Concept Plan, a Wetland Use Permit would be applied for at the final stage.

During concept plan review, the Planning Commission and City Council should be evaluating whether the proposed PUD concept plan meets 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 will be reviewed during step two of the process. Please refer to the staff letter to the Planning Commission dated October 24, 2017 for more detail on the qualifying criteria.

In this case, the applicant has completed most of the work necessary for site plan approval, and the City has the ability to approve setback or parcel size modifications proposed as part of the PUD. If the PUD concept plan is approved, the burden is on the applicant to maintain compliance with the overall layout and density approved as part of the concept plan and also with the City's other technical requirements.

The Planning Commission held a public hearing and recommended approval of the proposed PUD Concept Plan at its November 21, 2017 meeting with findings and conditions as stated in the attached Resolution. The applicant has committed to continue working with the City and the neighbors as the site is constructed.

RECOMMENDATION:

Finding that the proposed PUD concept plan meets the criteria and objectives of the Zoning Ordinance, the Planning Commission recommends approval of the PUD concept plan for Crestwyk Estates Condominiums PUD, City File No. 17-013, subject to the findings and conditions noted in the Planning Commission's recommendation of approval.

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