



## Legislation Text

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**File #:** 2017-0521, **Version:** 4

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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

**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.