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3. Recommendations, as cited in the DAFD review dated, May 11, 2016.
4. The applicant shall provide a revised area plan that includes the following, as cited by staff herein:
  - a. All plan sheets must be sealed by the professional, as required by the State of Michigan;
  - b. Legal description of the each parcel, along with acreage;
  - c. Soil classifications on the topographic survey; and
  - d. Adjacent land uses and zoning, as well as the location of adjacent buildings, drives and streets.
5. Material and recognized benefits, as determined by the Planning Commission, including the following:
  - a. The benefits listed in staff memo dated, May 31, 2016, items 2.a, b, e, f, and g<sup>1</sup>, plus elevations depicted along Grand Street, in rendering distributed by applicant at the June 6, 2016 meeting and sidewalk connectivity between Baker Road and the proposed duplexes.

On July 19, 2016, the Planning Commission voted unanimously to amend the motion it adopted on June 6, 2016, to recommend conditional approval of PUD-AP2016-01 Grandview Commons PUD Petition and Area Plan to City Council by striking condition #4, Recommendations, as cited in the DAFD review, dated May 11, 2016, and inserting Fire Protection Ordinance requirements, as cited in the DAFD review, dated May 11, 2016.

#### **REVISED PLAN SUBMITTAL AND REVIEW**

The applicant submitted a revised Area Plan dated, July 11, 2016, along with a cover letter and updated elevation and floor plans on July 12, 2016. In addition, the application packet included the following documents:

- Applied Geotechnical Service, Inc., Infiltration Basin Exploration dated, June 16, 2016
- Traffic Impact Study, revision dated May 18, 2016
- Gibbs Market Study Executive Summary (email), received May 31, 2016
- Grandview Commons revisions-benefits outline, received May 18, 2016
- CWA review letter dated, July 26, 2017
- OHM review letter dated, July 27, 2016
- DAFD review letter dated, July 21, 2016
- Development Agreement, with edits recommended by staff and the City Attorney

#### **CITY COUNCIL ACTION**

The City's planning and engineering consultants, CWA and OHM, respectively, along with the DAFD have reviewed the proposed PUD Area Plan. The following summary of their reviews are provided for your convenience:

- (1) Carlisle Wortman Associated (CWA) noted that a number of previous contingencies in its recommendation have been addressed. Subsequently, CWA finds the proposed area plan meets the intent of the PUD standards, the City of Dexter Master Plan, and the allowable density,

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<sup>1</sup> 2a) On-street public parking along Grand Street, 2b) Decorative streetlights along the Baker Road frontage, 2e) Public art pad at the corner of Baker Rd and Grand St, 2f) Public access easement and multi-purpose pathway from Grand St to Mill Creek Park, and 2g) Installation of rapid flashing beacon to improve pedestrian crosswalk on Baker Rd.

