

AGENDA # J.4
Scio Township Board of Trustees
Encore at Heritage Woods Village PUD OA-PUD#20001 PSP#20004

FOR MEETING DATE OF: May 10, 2022

PREPARED ON: 5/6/22

PREPARED BY: Will Hathaway

SUBMITTED BY: Planning

ITEM TYPE: Possible Action

SUGGESTED ACTION: Approval of OA-PUD#20001 PSP#20004, Encore at Heritage Woods Village Rezoning and Preliminary PUD plan as recommended by the Planning Commission with conditions.

BACKGROUND: The applicant proposes to develop an age-targeted, aging-in-place senior living community on a total of 105 acres. The applicant indicates that the proposed 55 and over age targeted community is not age restricted but is focused on the needs of those over 55 with the possibility of aging in place by transitioning to greater services and care. The senior living community is planned to have the following elements:

- 149 attached residential units found in separate 4- and 5-unit buildings, found within the central portion of the site.
- 82 duplex units found within the southern portion of the site.
- 178,420 square foot senior adult living facility building. This is an increase from the 78,000 SF building previously proposed containing 92-bedrooms. The building has also been modified from 1-story to a combination of 2- and 3-stories. The applicant should provide additional information regarding the number one (1)- and two (2)-bedroom units in the senior living facility, as well as the number of assisted living units.
- An on-site community wastewater facility found in the northern portion of the development.
- 61 acres of open space or approximately 59% of the site. This has been slightly reduced from the 65 acres (62%) provided in the previous submittal.
- A single boulevard access point is planned for Baker Road opposite and north of the westbound exit/entrance ramp for I-94. A second access point to Marshall Road is provided as an emergency access only.

RECOMMENDATION: The Planning Commission found that the Heritage Woods Preliminary PUD plan received by the Township meets the qualification for consideration as a PUD as outlined in Section 36-245(c) of the Zoning Ordinance. The Planning Commission also found that the Heritage Woods Preliminary PUD plan received by the Township meets the findings pursuant to Section 36-249(d) of the Zoning Ordinance and recommends approval to the Township Board for action on the Preliminary Plan.

In making the determination, the Planning Commission stated that the following additional conditions

shall apply:

1. Resolution of concerns noted in the Planner's January 4, 2022 review.
2. Resolution of concerns noted in the Engineer's January 3, 2022 review.
3. MDOT meeting with current users of the MDOT service drive to discuss boulevard access.
4. Applicants pursue net zero construction for all buildings.
5. Utilize best management practices to maximize infiltration for stormwater management.
6. Final PUD Development Agreement and Bylaws require that residents moving into the development must acknowledge that they are moving into an agricultural area with the understanding that there will be odors and noise associated with the agricultural use, and that residents know they are moving in close to a freeway.
7. Final PUD Development Agreement address future commercial access to the boulevard, should commercial development occur at the properties on Baker Road, and that it should be clear any outside users of the boulevard will be part of the maintenance agreement and other responsibilities for maintaining the boulevard, a private road.

MODEL MOTION: ...to approve OA-PUD#20001 PSP#20004, Encore at Heritage Woods Village Rezoning and Preliminary PUD plan as recommended by the Planning Commission with the following conditions:

1. Resolution of concerns noted in the Planner's January 4, 2022 review.
2. Resolution of concerns noted in the Engineer's January 3, 2022 review.
3. MDOT meeting with current users of the MDOT service drive to discuss boulevard access.
4. Applicants pursue net zero construction for all buildings.
5. Utilize best management practices to maximize infiltration for stormwater management.
6. Final PUD Development Agreement and Bylaws require that residents moving into the development must acknowledge that they are moving into an agricultural area with the understanding that there will be odors and noise associated with the agricultural use, and that residents know they are moving in close to a freeway.
7. Final PUD Development Agreement address future commercial access to the boulevard, should commercial development occur at the properties on Baker Road, and that it should be clear any outside users of the boulevard will be part of the maintenance agreement and other responsibilities for maintaining the boulevard, a private road.

Be it noted the rezoning of the property is not finalized until the approval of the final PUD site plan as outlined in Section 36-249(g) which states: Approval of the preliminary PUD plan that is required to accompany a PUD application does not constitute final PUD plan or rezoning approval, but only bestows the right of the applicant to proceed to the final site plan stage. The application for final PUD consideration shall be submitted within 12 months of receiving preliminary PUD approval or the application shall be considered null and void.

ATTACHMENTS:

[HW FULL packet for bot 20220510.pdf](#)

QUESTION: Shall this Motion be APPROVED?

