

# Sandstone/The Vistas Timeline

## 1986

Original mixed use development concept presented.

City creates PUD zoning standards to facilitate development. Concept included:

- 564 Stacked Flats Units
- 620 Attached Single Family Units
- 309 Detached Single Family Units
- 24,500 sq ft commercial uses

## 1991

Sandstone PUD Approved.

- Phased mixed use development
- Commercial center
- Detached homes, townhomes, and apartments
- Central plaza served as focus of development in the commercial center

## 1995

Sandstone PUD Amended.

- Renamed The Vistas
- 1,119 dwelling units: Mix of Single Family Homes, Townhomes, and Multiple Family
- 100,000 sf commercial/retail
- Plan influenced by New Urbanism and City Beautiful movements.
- All residents would be within walking distance of the Village Commercial Center

Single Family Homes and Townhomes - built 2000



## 2002

Litigation results in Consent Judgment.

- Affects the PUD and "Remaining PUD" phases
- Commercial uses increased to 170,000 sf
- Continues residential dwelling components
- Development examples include local strip centers
- One fast-food restaurant with drive-thru permitted



Examples of New Urbanist Development

The Kentlands, MD (1988)



Example of commercial development (Westwind Village, West Bloomfield, MI) included in the 2002 Consent Judgment.

## 2015

New Development Proposed.

- 189 multiple family dwellings
- No commercial uses



Commercial development at 13 Mile/Novi Road. Approximately 24,000 sf