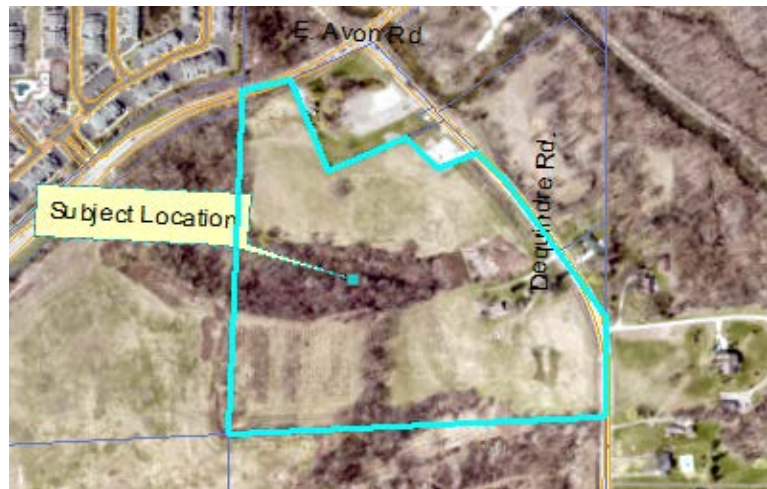


**Redwood at Rochester Hills PUD**

<b>REQUEST</b>	PUD Agreement Recommendation Wetland Use Permit Recommendation Natural Features Setback Modification Tree Removal Permit Steep Slope Permit Recommendation Final Planned Unit Development Site Plan Recommendation
<b>APPLICANT</b>	Richard Batt Redwood USA, LLC 7510 East Pleasant Valley Rd. Independence, OH 44131
<b>LOCATION</b>	Near southwest corner of Avon and Dequindre Roads
<b>FILE NO.</b>	18-022
<b>PARCEL NO.</b>	15-13-476-005
<b>ZONING</b>	R-3 One Family Residential with an MR Mixed Residential Overlay
<b>STAFF</b>	Kristen Kapelanski, AICP, Planning Manager

**Summary**

After a postponement at the October 15, 2019 meeting so the elevations could be upgraded and other comments could be addressed (please refer to the attached Minutes for that meeting), the applicant received a recommendation of approval from the Planning Commission for the Preliminary PUD on November 19, 2019, and it was approved by City Council on December 9, 2019. The proposal is for 121 ranch, apartment-style units on just under 30 acres near the southwest corner of Avon and Dequindre. The site has challenging topography with slopes and wetlands, most of which are being preserved and Wetland Use and Steep Slope Permits are being requested.



Engineering Services reviewed the steep slopes for accuracy, and there were many iterations of the plan before the current one was approved, which was the least impactful to the slopes. A dog park is planned, and there will be sidewalks throughout. A public benefit is being offered that provides \$100,000 and an easement on the applicants' property for the City to use as needed for road/infrastructure projects in the area. A number of modifications from zoning were granted with the Preliminary PUD. The Master Plan does anticipate the proposed use, and the development will incorporate a long-vacant parcel for residential uses the applicant feels are in demand. A large amount of open space is proposed, consisting mainly of wetlands. The PUD Agreement was approved by Mr. Staran, and all staff have recommended approval. If the Planning Commission agrees that the proposed project is consistent with the Preliminary PUD, below are motions for consideration:

## Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comment	Approval
Engineering	Minor comments to be addressed during final review and/or construction plan review	Approval
Fire	Comment about fire flow test	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	No outstanding comments	Approval
Assessing	No comments	Approval

## PUD Agreement Recommendation Motion

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 18-022 (Redwood at Rochester Hills PUD), the Planning Commission **recommends** that City Council **approves** the PUD Agreement dated received July 14, 2020 by the Planning and Economic Development Department with the following findings and subject to the following conditions.

### Findings

1. The proposed Final PUD is consistent with the proposed intent and criteria of the PUD option.
2. The proposed Final PUD is consistent with the approved PUD Concept Plan.
3. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties, or the environment.
4. The proposed PUD promotes the goals and objectives of the Master Plan as they relate to providing varied housing for the residents of the City.
5. The proposed plan provides appropriate transition between the existing land uses surrounding the property.

### Conditions

1. City Council approval of the PUD Agreement.
2. The appropriate sheets from the approved final plan set shall be attached to the PUD Agreement as exhibits, including the building elevations.
3. All other conditions specifically listed in the agreement shall be met prior to final approval by city staff.

## Motion to Recommend a Wetland Use Permit

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 18-022 (Redwood at Rochester Hills PUD), the Planning Commission **recommends to City Council** approval of a Wetland Use Permit to permanently impact approximately 11,700 square feet for associated construction activities, based on plans dated received by the Planning and Economic Development Department on December 30, 2019 with the following findings and subject to the following conditions.

### **Findings**

1. Of the 5.25 acres of wetland area on site, the applicant is proposing to impact approximately 11,700 s.f.
2. Because the wetland areas are mostly low quality and will be minimally impacted, the City's Wetland consultant, ASTI, recommends approval.

### **Conditions**

1. City Council approval of the Wetland Use Permit.
2. If required, that the applicant receives and applicable EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
4. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible and implement best management practices, prior to final approval by staff.

## **Motion to Approve a Natural Features Setback Modification**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 18-022 (Redwood at Rochester Hills PUD), the Planning Commission **grants natural features setback modifications** for approximately 3,260 linear feet for permanent impacts for construction activities, based on plans dated received by the Planning and Economic Development Department on December 30, 2019 with the following findings and conditions:

### **Findings**

1. The impact to the Natural Features Setback area is necessary for construction activities.
2. The proposed construction activity qualifies for an exception to the Natural Features Setback per the ASTI Environmental letter dated January 14, 2020,

### **Conditions**

1. Add note that work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Site must be graded with onsite soils and seeded with City approved seed mix.
3. Show natural features setback areas in linear feet, not square feet, prior to final approval by staff.

## **Motion to Approve a Tree Removal Permit**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 18-022 (Redwood at Rochester Hills PUD), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning and Economic Development Department on December 30, 2019 with the following findings and subject to the following conditions.

### **Findings**

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to remove up to 45 trees on site and replace onsite.

### **Conditions**

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund at a rate of \$304 per tree.

### **Motion to Recommend a Steep Slope Permit**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 18-022 (Redwood at Rochester Hills PUD), the Planning Commission **recommends to City Council approval of a Steep Slope Permit** to impact approximately 10,722 s.f., of steep slopes and 46,991 s.f. of steep slope setbacks based on plans dated received by the Planning Department on June 15, 2020 with the following findings and subject to the following conditions.

### **Findings**

1. The proposed activity and the manner in which it is to be accomplished are in accordance with the findings and purpose set forth in Section 138-9.200
2. The proposed activity and the manner in which it is to be accomplished can be completed without increasing the possibility of creep or sudden slope failure and will minimize erosion to the maximum extent practicable.
3. The proposed activity and the manner in which it is to be accomplished will not adversely affect the preservation and protection of existing wetlands, water bodies, watercourses and floodplains.
4. The proposed activity and the manner in which it is to be accomplished will not adversely affect adjacent property.
5. The proposed activity and the manner in which it is to be accomplished can be completed in such a way so as not to adversely affect any threatened or endangered species of flora or fauna.
6. The proposed activity is compatible with the public health and welfare.
7. The proposed regulated activity cannot practicably be relocated on the site or reduced in size so as to eliminate or reduce the disturbance of the steep slope area.
8. The applicant has demonstrated compliance with the requirements of Article 9, Chapter 2, Steep Slopes.

### **Conditions**

1. City Council approval of the Steep Slope Permit.

### **Final Site Plan Approval Recommendation Motion**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 18-022 (Redwood at Rochester Hills PUD), the Planning Commission **recommends** that City Council **approves** the **Final Site Plans**, dated received June 15, 2020 by the Planning and Economic Development Department, with the following findings and subject to the following 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 development.
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.

### **Condition**

1. City Council approval of the Final Site Plans.
2. Provide landscape bond in the amount of \$603,600.00, plus inspection fees, for landscaping and irrigation costs, as adjusted as necessary by the City, prior to the preconstruction meeting with Engineering Services.
3. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.

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Reference: Plans dated received by the Planning Department on December 30, 2019 and June 15, 2020 and PUD Agreement dated received July 14, 2020.

Attachments: Assessing Department memo dated 11/20/18; Building Department memo dated 1/24/20; DPS/Engineering memo dated 6/19/20; Planning Department Memo dated 6/29/20; Fire Department memo dated 1/21/20; Parks & NR memo dated 1/8/20; ASTI letter dated 1/14/20; PC Minutes 10/15/19 and 11/19/19; Emails from Staran, and Shumejko regarding the PUD Agreement; Wetland Use Permit, Steep Slope Permit, PUD Agreement and Tree Removal Permit notices.

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