



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2006-0226 V4

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: May 23, 2014

SUBJECT: Request for Planned Unit Development (PUD) Concept Plan Approval – City File No. 03-009 – Enclaves of Rochester Hills, a proposed 26-unit one-family residential development located on approximately 30 acres

REQUEST:

Approval of a Planned Unit Development (PUD) concept plan for the Enclaves of Rochester Hills, a proposed 26-unit one-family residential development located on 30 acres on the east side of Rochester Road between Tienken and Mead.

BACKGROUND:

The proposed PUD is located on a heavily wooded site with notable slopes and approximately 6.5 acres of wetlands. The site is zoned RE, which requires a one acre minimum lot area. The proposed net density of the proposed PUD is less than one unit per acre, so the proposed density is in keeping with the spirit and intent of the RE district.

The site has been designed to have very minimal impact to the wetlands, and to comply with the City's tree conservation ordinance. The layout is thoughtful and works with the existing topography of the site to minimize disturbance to the least necessary. The development also includes an alternate street profile that reduces the area of impact of streets, allowing for greater tree planting area in front yards. Residents of neighboring properties along Tree Top Lane, across Rochester Road, and in the Cross Creek subdivision attended and commented at the public hearing on May 20, 2014. A few concerns were raised which can be addressed, but in general the comments were positive.

Finding that the PUD concept plan meets the intent and requirements of the PUD ordinance, the Planning Commission recommended approval of the PUD concept plan at its May 20, 2014 meeting with findings and conditions listed in the enclosed Resolution.

Review of the concept plan is the first step in the PUD process. At this stage the Planning Commission and City Council review general development characteristics such as road layout, number of units, and basic engineering design to determine if the proposed plan meets the criteria and objectives for of the PUD ordinance. If the concept plan is approved the applicant may proceed to the second step, which is to develop a detailed site plan and PUD agreement based on the approved concept plan.

RECOMMENDATION:

Finding that the proposed PUD concept plan meets the criteria and objectives of the Zoning Ordinance, the Planning Commission recommends approval of the PUD concept plan for the Enclaves of Rochester Hills, City File No. 03-009 subject to the findings and conditions noted in the Planning Commission's recommendation of approval.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		