



ASSESSING DEPARTMENT  
Kurt Dawson, Director

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From: Nancy McLaughlin  
To: Ed Anzek  
Date: 4/24/14  
Re: File No.: 13-009  
Project: Villas @ Shadow Pines PUD Review #1  
Parcel No: 70-15-31-400-018  
Applicant: Shadow Pines LLC

No comment.



Parks & Forestry  
Michael A. Hartner, Director

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From: Gerald Lee  
To: James Breuckman  
Date: April 24, 2014  
Re: Villas at Shadow Pines PUD  
File No. 13-009  
Review #2

Forestry review pertains to right-of-way tree issues only.

No additional comment at this time.

GL/kd

cc: Sandi DiSipio, Planning Assistant

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CITY OF ROCHESTER HILLS

**P**ublic  
Services

Michael Taunt, Survey Technician

DATE: April 14, 2014

TO: Jim Breuckman, Planning

RE: Villas at Shadow Pines  
City File No. 13-009, Section 31  
legal description review

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RE: Legal Description Review, received 04/09/2014

I have reviewed the revised plans and find them acceptable conditioned on the items below. These items are carried over from my first review, are normally addressed outside the scope of preliminary plans, and are listed here as a reminder to the applicant and staff.

Easements are required for the relocated pathway on the adjacent properties.

The south 60' of the parcel should be deeded to the city for ROW.

Since the project has private roads an easement for emergency vehicles is required.

An easement is required for on site sanitary sewer.

Note: The applicant is proposing a connection to the city sanitary sewer with a 2" diameter force main. If the City accepts ownership of this system an easement will be required, if not a maintenance agreement similar to a storm water maintenance agreement will be required.

An 20 foot wide easement is required for on site water mains and hydrants. A separate easement is required for that part of a 10 foot offset that falls on the adjacent property to the west.

A storm water maintenance agreement will be required.

The 25' buffer zone must be described in retraceable form in a document suitable for recording.



**PRINCIPALS**

George E. Hubbell  
Thomas E. Biehl  
Walter H. Alix  
Peter T. Roth  
Keith D. McCormack  
Nancy M. D. Faught  
Daniel W. Mitchell  
Jesse B. VanDeCreek  
Roland N. Alix

**SENIOR ASSOCIATES**

Gary J. Tressle  
Kenneth A. Melchior  
Randal L. Ford  
William R. Davis  
Dennis J. Benoit

**ASSOCIATES**

Jonathan E. Booth  
Michael C. MacDonald  
Marvin A. Olane  
Robert F. DeFrain  
Marshall J. Grazioli  
Thomas D. LaCross  
James F. Burton  
Jane M. Graham  
Donna M. Martin  
Charles E. Hart

**HUBBELL, ROTH & CLARK, INC.**

OFFICE: 555 Hulet Drive  
Bloomfield Hills, MI 48302-0360  
MAILING: PO Box 824  
Bloomfield Hills, MI 48303-0824  
PHONE: 248.454.6300  
FAX: 248.454.6312  
WEBSITE: www.hrc-engr.com  
EMAIL: info@hrc-engr.com

April 28, 2014

City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

Attn: Mr. James Breuckman, Planning Manager

Re: Villas at Shadow Pines Site Condominium PUD      HRC Job No. 20140111  
City File #13-009, Section 31  
Site Plan Review #2

Dear Mr. Breuckman:

We have reviewed the site plan for the above referenced project, as prepared by Apex Engineering Group, Inc., dated April 1, 2014, in accordance with the City requirements for site plan review. The plans were stamped "Received" by the City of Rochester Hills Department of Public Service on April 9, 2014.

The items from our previous review letter have been addressed, or were noted to be addressed with construction plan submittal. **It is our opinion that the plans submitted are in substantial compliance with the engineering-related City ordinances and standards, and we would recommend approval with the following conditions:**

1. Proposed water main easements will be shown on the utility plan when submitted for construction plan review. The location of the water main at the entrance may require further adjustment, or additional easements provided from the adjoining property so that it is centered in a 20 foot wide easement.
2. Fire hydrant locations will be confirmed with Fire Department officials.
3. A hydraulic analysis of the proposed water distribution system will be performed and presented during construction plan review to ensure adequate performance under design conditions. The size of a portion or all of the water main may have to be increased to meet requirements.
4. A drainage area map will be prepared with construction plans showing offsite drainage (mostly from the south and west) that will have to be accounted for in the storm sewer system and detention basin design.
5. The proposed center left turn lane on South Boulevard may need to extend east to the existing center left turn lane widening at Duchess Court (City of Troy) due to its relatively close proximity to the proposed widening. This condition must be reviewed by RCOC, and documentation of their review provided to the City.
6. The proposed road cross section will be reviewed during construction plan review and possibly revised. The City's Engineering Design Standards require private roads be designed to public road standards. The proposed section does not meet City public road standards or RCOC subdivision standards.

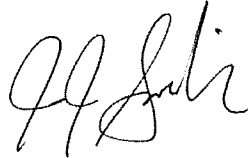
Mr. James Breukman  
April 28, 2014  
City File #13-009  
Page 2 of 2

7. Before approval of construction plans, additional easements will be obtained from the adjoining properties as needed to allow relocation of the pathway such that proper transitions meeting AASHTO requirements are made.

The plans have been stamped "Reviewed, Exceptions Noted". If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



James J. Surhigh, P.E.  
Senior Project Engineer

pc: Rochester Hills – Tracey Balint, Paul Shumejko  
HRC – D. Mitchell, File



FIRE DEPARTMENT  
Sean Canto

From: William Cooke, Lieutenant/Inspector  
To: Planning Department  
Date: April 23, 2014  
Re: Villas at Shadow Pines PUD

SITE PLAN REVIEW

FILE NO: 13-009

REVIEW NO: 2

APPROVED \_\_\_\_\_

DISAPPROVED   X  

1. Provide documentation, including calculations that a flow of 1500 GPM can be provided.  
*IFC 2006 508.4*
  - It is understood the fire flow test has been requested from the Rochester Hills Engineering Department. Until this data is obtained and submitted, the Fire Department is unable to provide our final approval of this project.
2. It does not appear the minimum required turning radius of fire apparatus were applied to both cul-de-sacs as commented on in review #1. As indicated previously, the swing of the aerial platform should be considered as part of the radius. The cul-de-sacs should be modified to meet the minimum turning radius requirements. See attached document for radius dimensions.

Lt. William A. Cooke  
Fire Inspector

April 21, 2014

James Breuckman  
Department of Planning and  
Economic Development  
**City of Rochester Hills**  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

**Subject: File No. 13-009 Villas at Shadow Pines PUD;  
Wetland Use Permit Review #2;  
Plans received by the City of Rochester Hills on  
April 8, 2014**

**Applicant: Shadow Pines LLC**

Dear Mr. Breuckman:

The above referenced project proposes to construct 14 buildings comprising 28 condominium units on a 9.825-acre property as a Planned Unit Development (PUD). The site is located on the north side of South Boulevard, approximately 0.75 miles east of Adams Road. The subject site includes wetlands regulated by the Michigan Department of Environmental Quality (DEQ) and City of Rochester Hills.

ASTI has reviewed the site plans received by the City on April 8, 2014 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration. Please note that ASTI has reviewed the draft PUD agreement between the applicant and the City that was included as part of the Current Plans prior to publication of this wetland review.

## **COMMENTS**

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.

2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.
  - a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination previously completed by King and MacGregor Environmental for the subject property, which was confirmed by ASTI on February 28, 2014, and as shown on the Current Plans. ASTI acknowledges that the applicant has supplied the City with the month and year (October 2012) that the wetland delineation was completed as shown on the Current Plans in their response to review comments letter dated April 3, 2014. The applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years.
  
3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
  - a. All impacts to wetlands are sufficiently stated in square feet on Sheet 1 and on Sheet 5 (Preliminary Grading Plan) of the Current Plans. Wetland impacts must also be shown on the final grading sheet showing existing and proposed topographical contours.
  - b. "Wetland Fill Area 1" indicates that 4,008 square feet of direct and permanent regulated wetland impacts will result from the construction of Unit 13B and 14B. ASTI is satisfied with the depiction of these impacts. However, these proposed wetland impacts must also be shown with existing and proposed grades as stated in Comment 3.a.

Additionally, to preserve the functions of this wetland area post-completion of this project, ASTI recommends constructing a permanent barrier at the limits of the proposed wetland impacts to prohibit future development in this DEQ- and City-regulated wetland. Barriers, such as a fieldstone/boulder wall or some other decorative and highly visible barrier should be considered, but would be subject to approval by the City.

- c. "Wetland Fill Area 2" indicates that 12,111 square feet of direct and permanent regulated wetland impacts will result from the construction of a portion of the proposed Trace View Drive and its associated utilities, from the construction of a proposed retaining wall north of the area of the proposed Units 9A, 10A, and



11A, and from a proposed forebay associated with the proposed detention basin north of Unit 11A. ASTI is satisfied with the depiction of these impacts. However, these proposed wetland impacts must also be shown with proposed grades on revised plans, as stated in Comment 3.a.

Additionally, ASTI is satisfied with the depiction of the proposed retaining wall in this area as shown on the Current Plans, which will help preserve the functions of this wetland area post-completion of this project.

- d. "Wetland Fill Area 3" indicates that 4,611 square feet of direct and permanent regulated wetland impacts will result from the construction of Units 7A and 8A and an associated portion of Trace View Drive. ASTI is satisfied with the depiction of these impacts. However, these proposed wetland impacts must also be shown with proposed grades on revised plans, as stated in Comment 3.a.

**4. Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:

- a. A DEQ Part 303 Permit and a Wetland Use Permit from the City are required for this project as proposed. Once a DEQ permit is received by the applicant, it must be submitted to the City for review.

The Current Plans depict approximately 0.476 acres of DEQ- and City-regulated wetland will be impacted as part of the project. The applicant should be aware that the DEQ can require wetland mitigation for impacts over 1/3 acres to DEQ-regulated wetland. If the DEQ determines wetland mitigation is applicable to this project, the applicant must supply a detailed mitigation design and planting plan as part of revised plans.

**5. Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.

- a. Should the City accept the applicant's submittal to develop the subject property as a PUD, subject to final review and approval as part of the site plan review process, the on-site Natural Features Setback regulations can be waived by the City at its discretion.

- b. All Natural Feature Setback areas are labeled to ASTI's satisfaction on the Current Plans.
- c. The Current Plans show that no impacts are proposed to the Natural Features Setback in the area to the north of Units 4B, 5A, and 6B. To preserve the functions of this area of Natural Features Setback, ASTI recommends constructing a permanent barrier to prohibit future development in this area. Barriers, such as a fieldstone/boulder wall or some other decorative and highly visible barrier should be considered, but would be subject to approval by the City.

**RECOMMENDATION**

ASTI recommends the City withhold approval of the above referenced project until the items contained in Comments 3.a through 3.d, 4.a, and 5.c, have been addressed on revised plans and submitted for further review.

Respectfully submitted,

**ASTI ENVIRONMENTAL**



Kyle Hottinger  
Wetland Ecologist



Dianne Martin  
Director, Resource Assessment & Mgmt.  
Professional Wetland Scientist #1313

APR - 8 2014

October 15, 2013

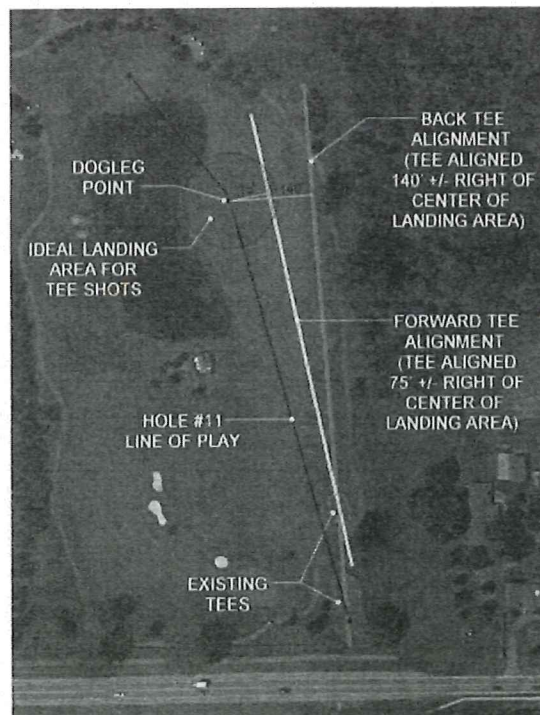
**PLANNING DEPT**

Mr. Mark Gesuale  
Wolverine Building Company  
14955 Technology Drive  
Shelby Township, Michigan 48315

Mark:

The intent of this report and correspondence is to assess the relationship between the planned unit condominium development for the Villas at Shadow Pines and hole #11 at the Pine Trace Golf Club in Rochester Hills, Michigan. The proposed development is located along the east side of hole #11 at the Pine Trace golf course. Access to the proposed condominium development will be from South Boulevard. The entrance to the Shadow Pines development runs along the east side of the tee complex at hole #11. The proposed condominium buildings start at the beginning of hole #11 fairway and end at the back right of the fairway landing area.

Hole #11 at Pine Trace is a short, dogleg left par 4 hole with tees at 340, 330, 316 and 275 yards. The existing back tee (championship, back and middle tee settings) is elevated approximately 10-15' above the elevation of the fairway landing area. The existing forward tee (forward tee setting) is approximately 6-8' above the fairway elevation. The back tee is currently aligned down the right side of hole #11, approximately 140' right of the center of the landing area. The forward tee is currently aligned down the right side of hole #11, approximately 75' right of the center of the landing area. The drawing below depicts the misalignment of the tees. As you can see the tees are not aligned to the center of the landing area.

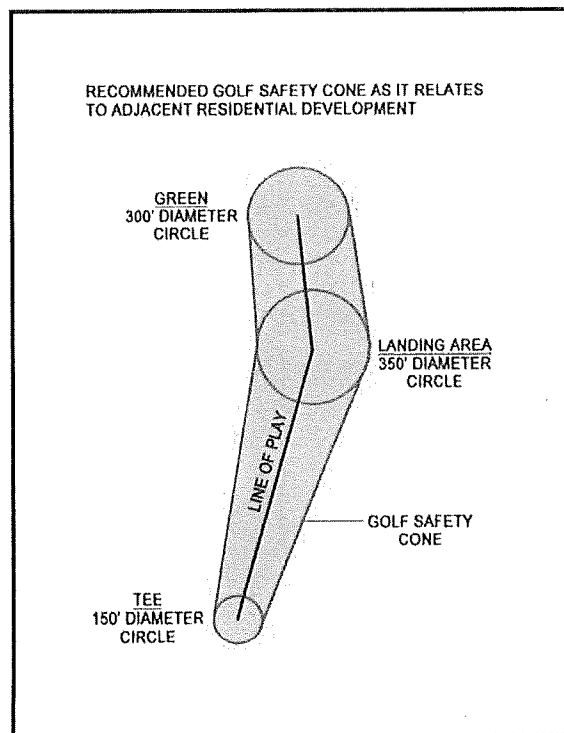


A large pond exists along the left side of the fairway landing area. The pond is the irrigation source for the Pine Trace golf course. The pond starts near the beginning of the fairway and ends at the front of the green. The pond fronts and runs along the left half of the green. The ideal tee shot is down the left side of the hole, near the edge of the pond. The right side of the fairway landing area is bordered by the golf cart path and existing vegetation. The property line that is adjacent to the tees continues down the right side of the hole, along the edge of the existing cart path.

From a playability perspective golfers tend to aim away from any water hazard on a golf course. Given that a pond runs down the left side of hole #11 at Pine Trace, golfers tend to aim right, up the right side of the fairway. The predominant miss-hit for the average golfer is a slice. A slice is when a golfer swings the club from outside-to-in with an open Clubface. The ball tends to start slightly left for a right-handed golfer and slice to the right. The amount of slice depends on how much the clubface was left open. Golfers will tend to miss-hit their tee shots down the right side of hole #11 given the design of the hole (pond along left side) and the play of the average golfer (sliced tee shots). The misalignment of the tees at hole #11 also plays a role in golfers hitting their tee shots down the right side of the hole. Again, the tees aim down the right side of the hole versus to the center of the fairway. The elevation of the back tee also plays a factor in the miss-hit, sliced shots. From elevated tees miss-hit shots typically fly higher and farther off-line.

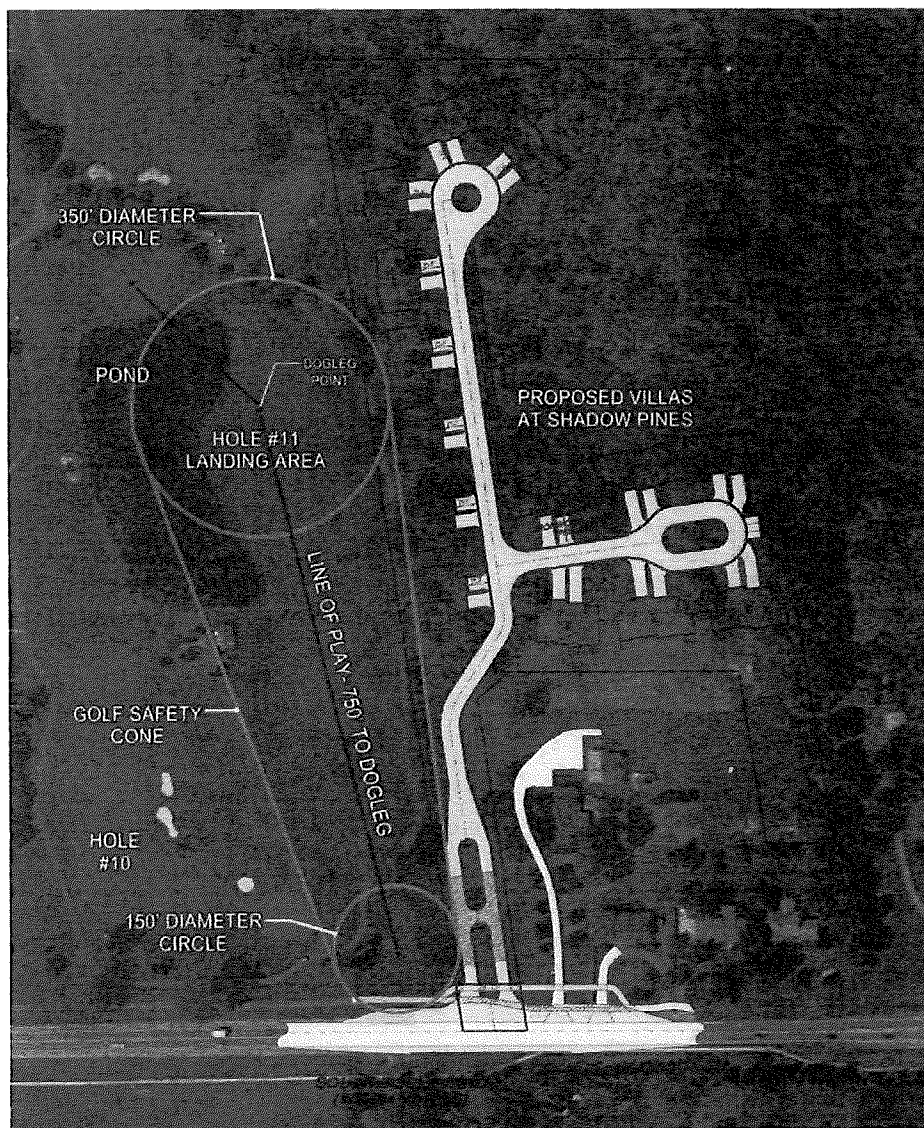
The dimension or width across hole #11 fairway in the area where the pond begins is 200' from the pond to the property line. The dimension or width across the middle of the landing area in the area where the pond edge shifts back to the west is 245' from the pond to the property line. The proposed Shadow Pines condominium units have a 30' setback from the property line.

From a "golf safety" perspective with regard to residential development adjacent to a golf hole, golf course designers have historically used a golf safety cone to determine where the edge of the residential units can exist (see diagram below):



Although there are no set standards or regulations following the safety cone dimensions for golf and residential development the Urban Land Institute and the American Society of Golf Course Architects have endorsed and recommended these dimensions for the last 20 years. As a professional golf course architect and a member of the ASGCA, I have used these dimensions for all golf residential development work that I have completed throughout my career. To date, I have completed over 20 golf course residential projects.

The drawing below shows the standard and accepted golf safety cone laid over the top of hole #11 at Pine Trace. The right side of the safety zone rests along the edge of the property line along the east side of the hole. The safety zone slightly encroaches into the proposed Shadow Pines condominium development but does not overlap the proposed buildings.



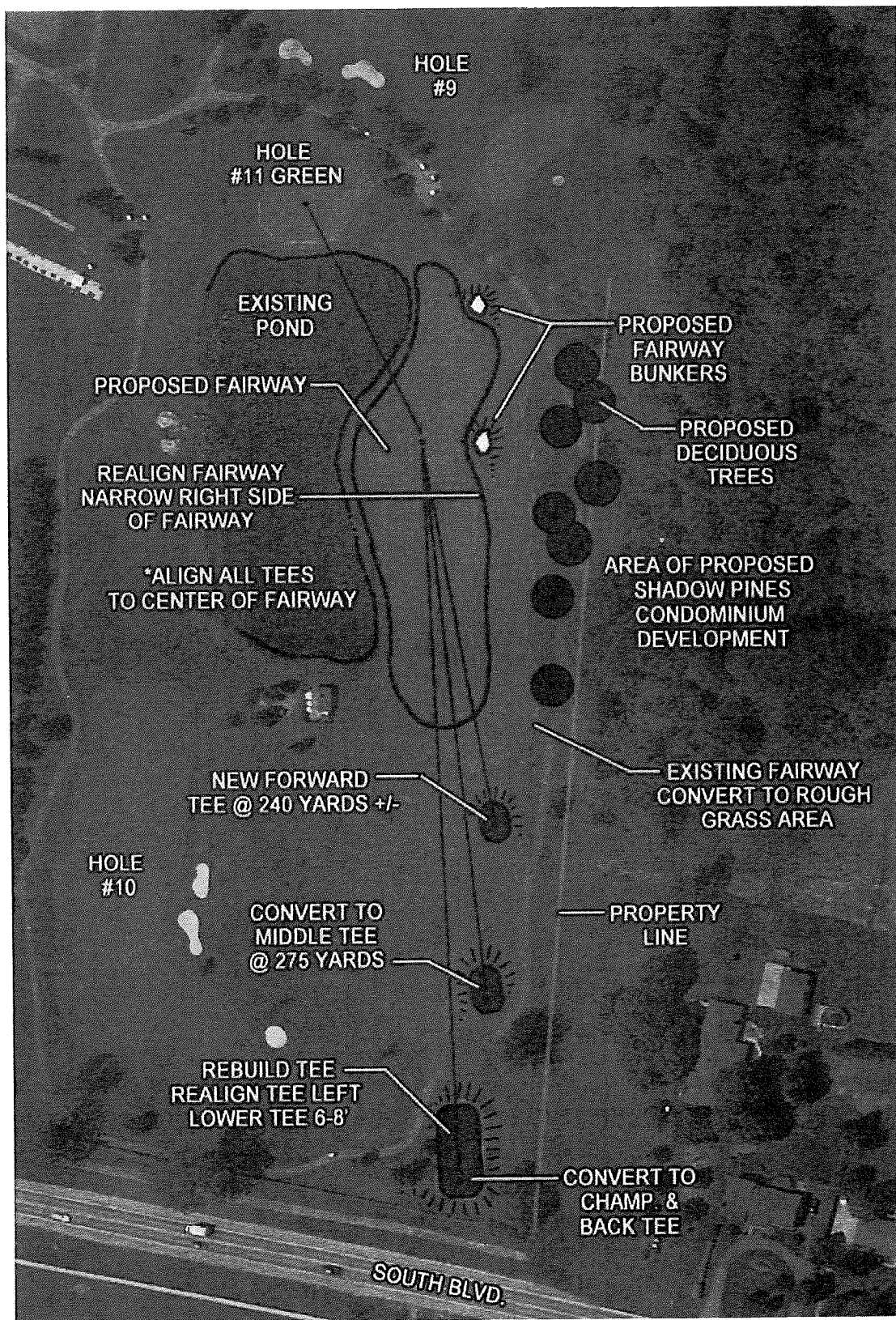
Based upon the width of the landing area at hole #11 and the footprint of the golf safety cone I believe that hole #11 at Pine Trace can function adjacent to the planned Shadow Pines residential development. The proposed condominium buildings fall to the outside of the golf/residential safety cone that was laid over hole #11.

Although the hole dimensions are ample and the proposed residential buildings lie outside of the golf safety cone there is no guarantee that golf balls will not encroach into the Shadow Pines development. Golf is inherently an unsafe sport given the distance and velocity that a golf ball can travel. We cannot control the miss-hit golf shot and how poor the golfer's abilities may be. Given the existing design of hole #11 with the pond bordering the left side of the hole golfers will continue to aim up the right side of the hole away from the pond. Golfers will continue to slice the ball to the right, near the property line. I do believe that there are a few items that could be modified within the design of hole #11 to improve the playability of the hole and to lessen errant tee shots down the right or east side of the hole. The drawing and items listed below outline these recommendations.

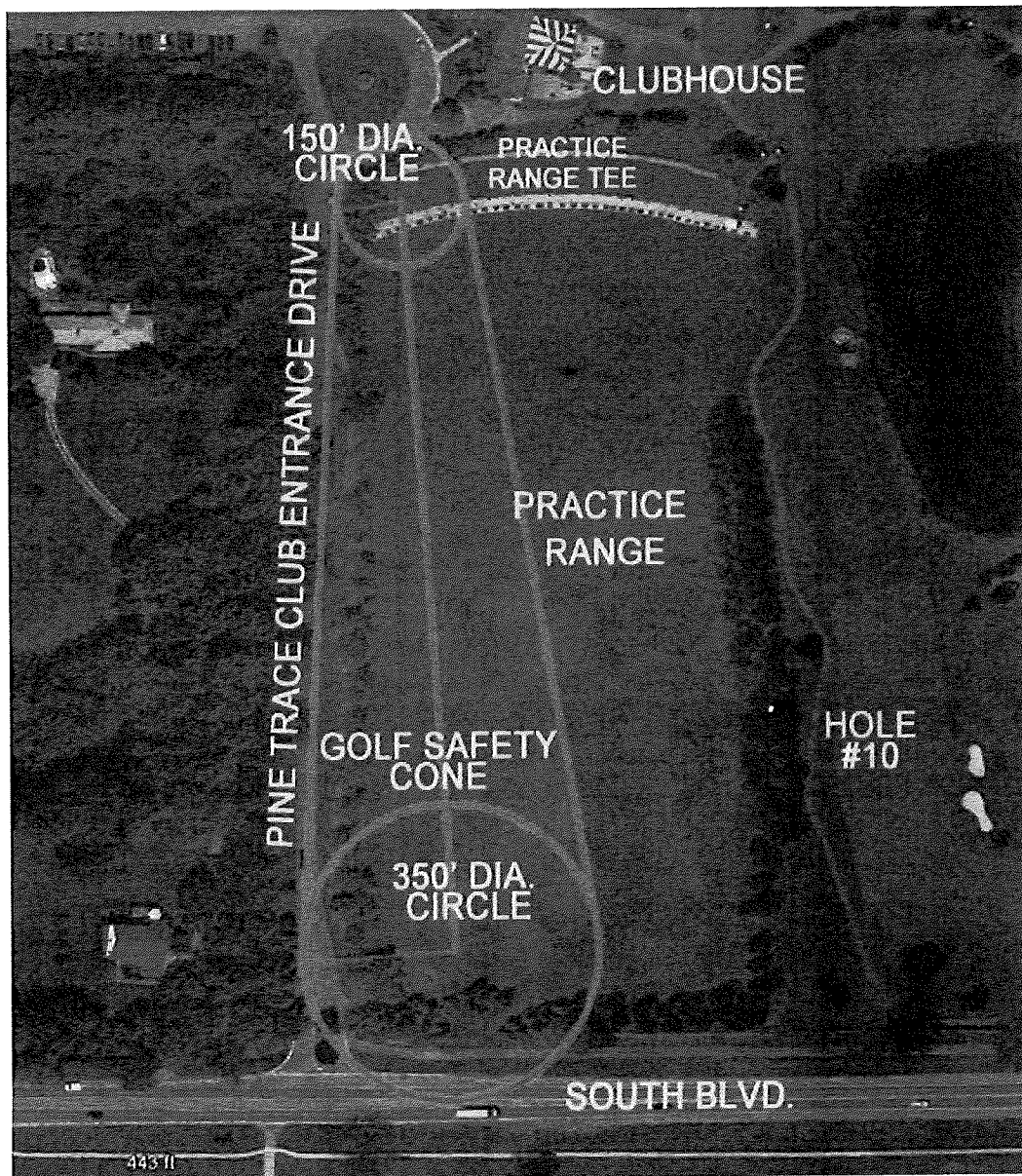
Pine Trace GC- Hole #11 Design Modification Recommendations:

1. Rebuild and realign the back tee box 15 degrees +/- to the left of where it is currently aligned. The tee should be aligned to the center of the fairway landing area.
2. Realign the forward tee box 5 degrees +/- to the left of where it is currently aligned. The tee should be aligned to the center of the fairway landing area.
3. Rebuild and lower the back tee 6-8' in elevation.
4. Rearrange the tee markers so that only the Championship and Back tee markers are on the back tee (there are currently 3 tee markers on this tee). Move the Back tee marker to the front half of this tee.
5. Move the Middle tee marker to the location of the current forward tee. The Middle tee would be 275 yards versus the current 316 yards.
6. Add a new forward tee near the beginning of the fairway. The new forward tee would be 240 yards +/-.
7. Narrow the right side of the fairway. The fairway is currently 140' to 170' in width. Shift the right side of the fairway 50'-70' to the left (west). The narrower fairway will help golfers focus to the center of the landing area and align properly. For reference hole #11 has one of the widest fairways at Pine Trace. Most of the holes have fairways that are 100' +/- in width.
8. Add 7-10 new deciduous trees along the right side of the landing area. The trees should be located adjacent to the existing cart path.
9. Add two (2) fairway bunkers along the right side of the fairway landing area. One bunker could be located within the existing grass hollow form at the back center of the landing area (within rough area). The second bunker should be located within the mounds along the right side of the landing area approximately 250 yards from the back tee.

Proposed Design Modifications for Hole #11 at Pine Trace GC:



For comparison purposes, I also want to comment on the safety relationship between the entrance drive and the golf practice range at the Pine Trace Golf Club. The existing golf practice range runs parallel to the club entrance drive. The practice range is oriented north to south. There is approximately 70' of width between the center of the entrance drive and the right side of the practice range. As illustrated below, the golf safety cone as positioned along the west end of the driving range tee overlaps with the entrance drive. From my analysis, I believe that errant golf balls that are struck from the driving range, specifically the west end of the driving range tee, trespass onto the entrance drive and even to the west of the entrance drive. Several conifer trees were planted along the west side of the practice range (adjacent to entrance drive) several years ago. The trees were no doubt planted to provide separation and protection of the cars entering the Pine Trace golf facility. Unfortunately several of the large conifer trees are either in decline or have died. Newer, smaller conifer trees have been planted in the areas where the dead trees existed.





October 15, 2013  
Mr. Mark Gesuale  
Page Seven

I hope that the information within this report is useful and of value to your project. In summary I believe that the proposed Shadow Pines condominium development can function as planned along the east side of hole #11 at the Pine Trace Golf Club. The safety relationship between hole #11 and the proposed condominium buildings is acceptable and within the standard guidelines of the golf residential development industry.

If I can be of further assistance please let me know.

Thank you and kindest regards,

A handwritten signature in black ink, appearing to read "Chris Wilczynski". The signature is stylized and cursive.

Chris Wilczynski, ASGCA

Cc: Jim Polyzois, Wolverine Building Company  
William E. Mosher, APEX Engineering Group, Inc.  
Ralph L. Nunez, Design Team Plus

RECEIVED

APR - 8 2014

PLANNING DEP

# ENVIRONMENTAL IMPACT STATEMENT

## “VILLAS AT SHADOW PINES” A PROPOSED 28 UNIT SITE CONDOMINIUM PLANNED UNIT DEVELOPMENT

**Part of Section 31**  
**Rochester Hills, Michigan**  
JUNE 9, 2013  
Revised JANUARY 11, 2014

Prepared by:

APEX ENGINEERING GROUP, INC.  
279 N. Glengarry  
Bloomfield Hills, Michigan 48301  
(586) 876-3947

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## PART I ANALYSIS REPORT

### PAST AND PRESENT STATUS OF LAND

#### A. *What are the characteristics of the land, waters, plant and animal life present?*

1. Location:

The property is located in the south half of Section 31, City of Rochester Hills and contains approximately 9.825 acres. The original parcel contained 9.95 acres. The parcel is situated on the north side of South Boulevard, between Adams Road and Crooks Roads. A property line reconfiguration is planned as part of this development with the adjacent parcel to the South.

2. Current Use:

The land is currently zoned R-4, Single Family Residential, and is vacant with a small outbuilding. The minimum lot size is 8,400 square feet with a minimum lot frontage of eighty (80) feet. The minimum yard setbacks are thirty (30) feet in the front, least side of ten (10) feet and a total of twenty (20) feet, and thirty-five (35) feet in the rear.

3. Characteristics of the Land:

The property is irregular in shape with eighty (80) feet of access frontage along South Boulevard. The elevation is highest along the perimeter boundaries with sloping topography to the middle of the site. There is approximately thirty (30) feet of elevation change across the parcel. The existing outbuilding (shed) is anticipated to be removed.

4. Soils:

The soil on the site consists of an upper layer of topsoil with an underlying stratum of fine sand and sandy loam and areas of muck. The site consists of soil types 15B Spinks Loamy Sand (0-6% slopes), 35A Thetford Loamy Fine Sand (0-3% slopes) and 27 Houghton and Adrian Mucks. The slopes may need to be lessened with sufficient compaction for building development, and for road and utility installations. Information was taken from the Soil Survey of Oakland County as published by the United States Department of Agriculture, Soil Conservation Service.

5. Ground Water:

Ground water elevations may vary with the slope of the land. Shallower ground water is generally associated with the above soil classifications. Public water main is available for this development. An extension of the public water main into the development will be necessary to provide water for the project.

6. Watershed and Drainage:  
The site watershed drains from the south and west to the northeast. A natural upland peninsula will be reshaped and bermed to form the detention basin at the northeasterly corner of the site. The on-site storm water will be collected by a storm water conveyance system and routed to the detention basin. Pursuant to the City requirements, the same amount of storm water drainage will leave the site as it was in pre-development conditions.
7. Flood Plains and Wetlands:  
There is no flood plain on this site. City and State regulated wetlands exist on the site. The wetlands were identified, flagged and mapped by King and MacGregor Environmental. The wetlands are shown on the Existing Conditions and Natural Features Plan.
8. Vegetation:  
The majority of the site is wooded and the remainder is brushy and has grasses as ground cover. There are numerous deciduous on the site that have been tagged and identified and shown on the Existing Tree Plan.
9. Wildlife:  
A wildlife survey indicates signs of (or likelihood of) rabbits, raccoons, skunks, deer, snakes, field mice and a variety of birds such as robins, grackles, jays and sparrows. Basically, wildlife associated with a typical suburban area.

B. *Is there any historical or cultural value to the land?*

The parcel is not listed by Parcel Identification Number to be in any Historic District.

C. *Are there any manmade structures on the parcel?*

The existing structure (shed) on site is shown on the submitted plans and is anticipated to be removed.

D. *Are there important scenic features?*

Views of the eleventh hole on Pine trace Golf Course abut the west property line of the development. Eleven (11) of the fourteen (14) buildings either abut the golf course or wetlands. Only three (3) of the buildings abut an existing residential lot to the south.

E. *What access to the property is available at this time?*

Access is available across the entire eighty (80) feet of South Boulevard frontage.

F. *What utilities are available?*

Detroit Edison (electric), telephone and internet services, Consumers Energy (natural gas), and cable and satellite television. A public sanitary sewer is available on the north side of the South Boulevard R.O.W., however; a low pressure force main sanitary sewer will have to be provided due to the shallow nature of the existing sanitary sewer in conjunction with the topography of the available buildable areas on the site. Public water main is also available on the north side of the South Boulevard R.O.W.

PART II  
THE PLAN – SMALL RESIDENTIAL

A. *Description of the Project.*

An attached single-family residential Planned Unit Development.

B. *Number of Units by Type.*

Fourteen (14), two (2) unit single-family attached-condominium units for a total of twenty eight (28) total units. Two different building types (“A” and “B”) with multiple floor plan and elevation options are available.

C. *Marketing Format, i.e., Rental, Sale, Condominium.*

The units will be marketed and sold as “Attached single family Condominium” project. Two (2) individual single-family residences will be constructed in each building.

D. *Projected Price Range.*

The projected price range for the each is expected to be \$350,000 to \$400,000

E. *Type of Traffic Generated by the Project.*

An industry per household standard for attached single-family residences is eleven (11) trips per day. Twenty eight (28) homes will generate approximately three hundred and eight (308) trips per day for the proposed development.

### PART III IMPACT FACTORS

A. *What are the natural and urban characteristics of the plan?*

1. *Total number of acres of undisturbed land:* 2.38 acres of wetlands and approximately 1.0 acre of natural features buffer for a total of 3.28 acres or about thirty-two (32) percent of the site.
2. *Number of acres of wetlands or water existing:* 2.38 acres of regulated wetlands.
3. *Number of acres of water to be added:* Zero. A detention basin is proposed with a water surface to be determined based on the existing water table
4. *Number of acres of private open space:* 3.47 acres.
5. *Number of acres of public open space:* Zero.
6. *Extent of off-site drainage:* Additional run-off will be directed into a storm water collection system and subsequently stored in a detention basin. The site plan will be designed so that the natural drainage will be changed as little as possible. However, some grade changes are inevitable. Any increase of run-off will be retained by the detention basin. The rate of run-off will remain the same, although the duration of the absorption will be increased to lessen the impact.
7. *List any community facilities included in the plan:* An existing eight (8) feet wide non-vehicular pathway will have to be relocated along the north side of South Boulevard. A connection to the existing pathway will be provided.
8. *How will utilities be provided?* All utilities that will service the development will be brought to the site at the developer's expense under supervision of the City of Rochester Hills and Oakland County inspectors. The site plan as submitted is designed with public water mains and sanitary sewers.

B. *What is the current planning status?*

The property is currently zoned R-4, Single Family Residential. The comments obtained from a preliminary concept plan review and Planning Commission Workshop have been addressed and incorporated into the Planned Unit Development ("PUD") Condominium Plan. If the site plan is approved, the land development process will proceed. Following PUD approval, engineering plans will be submitted to the appropriate agencies for review.

C. *Projected timetable for the proposed project?*

The construction of the project is projected to commence immediately following engineering approval. The total utility installation and building construction will most likely be on the order of six (6) months to two (2) years.



D. *Describe or map the plan's special adaptation to the geography.*

The Fourteen (14) building sites, twenty eight (28) units will have driveway access to the internal Private roadway system, with access to South Boulevard. The site abuts the Pine Trace Golf Course, which is zoned R-4, single family residential to the west and has one (1) single family residence abutting the southerly property line. The zoning to the north, south and to the east is classified as R-4, single family residential. South of South Boulevard is the City of Troy and is zoned residential.

E. *Relation to surrounding development or areas.*

The project sits amongst a typical suburban setting of single-family residential and small local retail projects. A connection to I-75, a major regional north-south travel corridor is located approximately one mile to the south. A connection to M-59, a major regional east-west travel corridor is located approximately two (2) miles to the north.

F. *Has the project regional impact? Of what extent and nature?*

Regional impact is not anticipated, however, prospective purchasers will most likely relocate from the Oakland County and Macomb County real estate markets.

G. *Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.*

The main adverse effects expected during construction are in the areas of soil erosion and sedimentation control and typical noise and dust associated with the construction trades. In order to keep these effects to a minimum, a soil erosion and sedimentation control plan will be implemented as a part of the engineering plans. The site will be monitored and all rules and regulations will be followed in accordance with the law. The minor disruptions of traffic flow on South Boulevard will be kept to a minimum as construction begins, as well as any utility connections that are required for the extension of and connection to public services.

H. *List any possible pollutants.*

No known pollutants exist on site. No unusual pollutants are expected from this specific development, barring any unexpected or unavoidable accidents (e.g. sewer or gas line break, fire, or natural disaster).

I. *What adverse or beneficial changes must inevitably result from the proposed development?*

1. Physical:

a. Air Quality: This development should have little effect on air quality because electricity or gas will be used for heating. There will be little pollutant discharge into the air. The small amount of vehicular traffic generated from this project will also have little effect on the quality of the air, especially with the increase of pollution control devices on newer vehicles.

b. Water Effects:

*i. Sanitary Sewerage:*

A low pressure force main public sanitary sewer will be installed with this project to make a connection to the public sanitary sewer in South Boulevard right of way.

*ii. Storm Water:*

The only influence on water quality will be the result of increased storm water drainage from the impervious areas created as a result of the proposed private road, walkways, residences and driveways. However, a majority of the storm water will be directed to and retained by a detention basin, thus reducing any effects of flooding and increasing the ability to recharge the aquifer. The silt and sedimentation will be controlled by the implementation of sedimentation control devices and soil erosion measures as part of the design of the detention/sedimentation basin feature of the storm water conveyance system.

c. Wildlife Habitat:

A large number of the interior deciduous trees are anticipated to be removed from the site as part of the underground utility installation and construction of the residences. Every effort to preserve a number of the perimeter trees will be made. The birds, squirrels and raccoons may be displaced to neighboring, offsite parcels. However, as part of the development process, new trees and landscaping will be planted and the displaced creatures may return in time.

d. Vegetation Cover:

Tree removal will be according to the City's tree conservation ordinance and the tree replacement will be accounted for during the land development process. All of the disturbed areas will be sodded or planted with ground cover in conjunction with typical residential landscaping.

e. Noise:

All noise associated with the subdivision will be normal sounds typical of any single-family residential subdivision. The only adverse noise may result during the construction phase of the project.

f. Night Light:

It is not anticipated that there will be any night-light associated with this development. Only exterior porch and possible garage door lighting will be present. These nighttime lights will be for security purposes and should not pose any additional adverse effects when compared to the adjacent uses. Headlights from vehicles may sweep across neighboring parcels, which will be reduced or eliminated by the design of the landscaping and the architecture of the residences. It is anticipated to be a mix of rear entry and side entry garage configurations.

2. Social:

a. Visual:

The residences will be visible from the South Boulevard right-of-way and from the adjacent Pine Trace Course. The site decreases in elevation from the south to the north and most of the residences along the proposed private drive will be viewed from the golf course and the adjacent residence to the south.

b. Traffic:

The development of a residential site will ultimately increase the vehicular traffic in the area. The trips generated are derived from a highway capacity manual and will be approximately eleven (11) trips per household per day for a total of three hundred and eight (308) trips per day. The existing level of service along the South Boulevard corridor is designed to accommodate the increase in the generated number of trips from the proposed development.

c. Modes of Transportation:

A realigned pedestrian and bicycle pathway across the parcel frontage shall be provided as part of the development.

d. Accessibility of Tenants to:

1. Recreation:

The future residents of this development will be provided with many recreational activities in the greater Rochester Hills area. The Pine Trace Golf Course and its driving range are adjacent to and within walking distance from this project.

2. Schools, Libraries:

There are schools within a few miles of this project. A public library is located in downtown Rochester, approximately six (6) miles away.

3. Shopping:

The future residents will have easy access and have a beneficial impact on convenience and community shopping in and around the Greater Rochester/ Rochester Hills and the Troy areas.

4. Employment:

Not applicable to this project.

5. Health Facilities:

The health needs for the future residents can be accommodated by the numerous private medical practices and clinics in the greater Rochester Hills Area. The project is located between Crittenton Hospital, the main health center and the Troy Beaumont hospital.

3. Economic:

a. Influence on Surrounding Land Values.

This portion of the City has already been substantially developed. There have been several residential projects under construction within a few mile radius of this proposed project. This development should not devalue any land in the area; it should protect land values and data reveals that new construction actually increases the existing value when comparable real estate sales are analyzed.

b. Growth Inducement Potential.

The few vacant parcels in this area will ultimately be developed, as recent activity demonstrates.

c. Offsite Costs of Public Improvements.

There will be costs for the offsite utility services to be brought to the site at the developer's expense. However, the City may extend particular utilities at the time of this development to ensure future connections. The specifics of the utility construction are to be determined during the engineering phase of the project. The developer shall connect to the water main in the South Boulevard right of way. A low pressure sanitary sewer system shall also be provided on-site and will connect to the existing public sewer on the north side of South Boulevard.

d. Proposed Tax Revenues.

The proposed tax revenues received annually from this development will be:  
 $28 \text{ units} \times \$400,000 = \$11,200,000$ .  $\$11,200,000 = \text{True Market Value}$ .  
 $\$5,600,000 = \text{Assessed Value (50\% of True Market Value)}$ .  
 $\$5,600,000 \times 29.0837 \text{ mills}/1000 = \$162,869.00 \text{ tax revenue per year}$ .

e. Availability of Utilities.

Gas, electric, cable and satellite television, telephone and internet services are available for connection to serve this development. Public water and sanitary sewer available to service this proposed development at the present time.

J. *Additional Factors.*

1. *In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?*

The proposed residential development will not disrupt any existing uses nor intended future uses. The twenty-eight (28) newly constructed units will be constructed on the parcel, meeting a demand for this type of housing in the area. The subject parcel is surrounded by R-4 one-family residential zoning. The proposed density is compatible with the area to the east of the development. There are a few vacant lots and larger lots with single-family residences in the immediate area; however, the underlying zoning density remains the same as the proposed development. A large of open space in the area reduces the overall density of the proposed density.

2. *What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?*

An extensive tree replacement plan is proposed as part of this development on a credit for removal basis. A substantial number of trees are proposed to remain on-site. An attempt to save perimeter trees will be made and those areas will be left as natural as feasible. Typical residential landscaping will be planted as part of home occupation. Also, any disturbed areas will be sodded or seeded and the required erosion control measures will be installed and checked systematically throughout construction process.

3. *What beautification steps are built into the development?*

The development will be constructed by quality contractors. The architectural style of the residences will be consistent with the area and will be aesthetically pleasing. The grounds will be professionally landscaped to ensure quality. The development has to be appealing so that the units can be purchased and residences constructed. All of the removed trees will be replaced on as required by City regulations and ordinances.

4. *What alternate plans are offered?*

The size, configuration and location, in conjunction with the natural features of the parcel places severe design limitations on the layouts of either single-family or even multi-family residential developments. This area of the City is single-family residential in nature and is Master Planned for single-family residential. The developers have attempted to acquire property to the east and to the south of the subject parcel. Several layouts have been presented to all adjoining property owners for evaluation. The property owner to the south has agreed to a property line reconfiguration to aid in additional buffers to the south. The developer has worked with the City and the adjacent property owners for a number of months to ensure all parties are aware of the proposed development. Additional consultants have been retained to evaluate the concerns raised during the development process. Documentation and expert testimony shall be provided to address those questions and concerns if needed.

## PART IV THE SUMMARY

With any new development project, the initial shock of earth moving and underground utility construction will disturb the immediate area. However, all required environmental protection methods would be in place to lessen the initial impact (i.e. soil erosion/sedimentation control and noise control). This project should economically strengthen the surrounding area by providing newly constructed homes into the real estate market. The City of Rochester Hills is a very desirable location in which to live and work, and the need for this proposed price range of homes is in relatively high demand.

The number of trees and landscaping on site shall be increased, providing additional screening and beautification of the project. The newly constructed fourteen (14) duplex buildings with twenty-eight (28) residences will be constructed to provide additional housing options within the City, therefore increasing revenue for the City. Single-family residential development is the predominate zoning adjacent to the site.

As proposed, the Planned Unit Development Option (PUD) offers the City and the Developer to collaborate on the design of the proposed project to ensure that the intentions of the city are met while allowing the unique design flexibility of the subject parcel to be implemented. Substantial open space is adjacent to and available within this site. Eighty (80) percent of the proposed buildings abut open space, and the remaining three (3) buildings have been located to provide a greater rear yard setback than if developed with the underlying R-4 zoning classification, by means of a property line reconfiguration agreement with the adjacent neighbor.

Over twenty-five (25) feet of elevation change exists on-site as well as City and State regulated wetlands. The parcel has several features that are unique to this site and propose challenges to developing as currently zoned.

Relatively new subdivisions are located to the east of the site with access to South Boulevard. The location of this project in relation to a high volume roadway system is ideal. Access to M-59 is obtained to the north, and the site is positioned between two (2) major north-south corridors, I-75 and M-53. Rochester Road, a major north/south corridor in the area is located within a few miles from the site provides an alternate route to gain access to M-59 and I-75. This existing parcel of record is very irregular in shape. Alternative plans have been reviewed and discussed. A traditional cul-de-sac layout appears to be the most acceptable form of development for this area of the city. The site plan has been designed to address the concerns of the neighbors in accordance with the current zoning ordinance and development standards. By good site planning design, in conjunction with a unifying, upgraded architectural theme, the proposed development will create an aesthetically pleasing project. It is felt that this proposed development fits within the intended scope and guidelines of the Master Plan.

*Mr. Schroeder thanked the residents for their conduct and their organization. The Planning Commission was not used to that, and he said that it really was appreciated.*

- 2013-0264** Request for Preliminary Planned Unit Development (PUD) and Conceptual Site Plan Recommendation - City File No. 13-009 - Villas of Shadow Pines, a proposed 28-unit residential development on 9.8 acres located on the north side of South Boulevard, between Adams and Crooks, zoned R-4, One-Family Residential, Parcel No. 15-31-400-018, Shadow Pines, LLC, Applicant  
*(Reference: Staff Report prepared by James Breuckman, dated July 10, 2013 and PUD Concept Plans had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were William Mosher, Apex Engineering, P.O. Box 1162, Birmingham, MI 48312 and Mark Gesuale, Shadow Pines, LLC, 14955 Technology Dr., Shelby Twp., MI 48315.*

*Mr. Breuckman suggested that if the applicants were prepared, it would be useful for them to give an overview of the proposal. Afterwards, Mr. Breuckman could go over the Staff Report.*

*Mr. Mosher passed out a revised, colored Site Plan, which he also showed on the screen. He stated that they were requesting a Planned Unit Development (PUD) for approximately ten acres on South Boulevard in Section 31. He felt that the site met the requirements for a PUD application: It was very unique in shape, with only 87 feet of frontage on South Boulevard; there was about 400 feet of entryway into the buildable area; there were State and City-regulated wetlands on site; 244 trees and 30 feet of topography. They had met several times with the Planning Department, and he recalled that they were before the Planning Commission January 15, 2013 for a preliminary discussion, and then they fine-tuned the plan. They had initially proposed ten, three-plex units, but with assistance from some real estate agents and marketers, they found that it was more desirable to have duplexes. They had now proposed 14 buildings with two units each. There was Unit A and Unit B, and Unit A was a little smaller, and there were five options for both. He showed some architectural renderings. The Planning Commission had suggested that they would like to see more brick, and they felt that they had accomplished that.*

*Mr. Mosher related that the density would be 2.8 units per acre, excluding the wetlands. They were requesting a Buffer Modification. They had met*



*with the MDEQ regarding filling in about 1/3 of an acre of the wetlands, and they had a very good indication that it would be approved, subject to Site Plan Approval. They were trying to finalize the Concept Plan to move to the engineering and technical review process. He said that he would be happy to answer any questions.*

*Mr. Breuckman explained that the applicants were requesting a PUD Concept Plan Recommendation. He wanted to make sure that the Planning Commission understood that a Concept Plan was the new way of reviewing a PUD, after the Ordinance was amended five or six years ago. In the past, even before an applicant came before the Commission with a PUD, they would have a full Site Plan developed, without any real assurance whether or not the idea was approvable. The new PUD Ordinance was set up to allow a Concept Plan to be brought forward early in the process to determine if the idea was acceptable or not. After a Recommendation to City Council, the applicant would develop detailed plans with all the expense and time that went into that with some assurance that it would be approved if requirements were met. For that reason, the applicants had submitted a less detailed Site Plan than they would normally. It had not been reviewed by all applicable City departments because plans at this stage did not require a technical review. He stated that it would fall to the applicant to make it work. The Final PUD Plan would have to stay consistent with the Preliminary.*

*Mr. Breuckman commented that it sort of worked like a Rezoning, in that they would develop detailed plans after approval. Mr. Breuckman referred to the Staff Report, which provided an overview of the Concept Plan PUD process. The development would have a net density of about 2.84 units per acre and when the 2 ½ acres of wetlands were taken out, the resulting net density would be 3.8 units. If the applicants received a wetland fill permit, the resulting density would be about 3.64 units per acre. He noted page three of the report, which talked about the PUD qualification criteria. Those were set forth in the Ordinance for the Commission when reviewing the plan. There were a number of them, and he said that he would be happy to clarify any. He highlighted item 2: "The PUD option shall not be used in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards." He pointed out that the site was unique, and the layout was challenging with natural features. There was 400 feet of road that would have to be built before someone could even start to develop anything. He felt that because of the site's challenges, the PUD was a good option to consider. He noted criteria 3: "The PUD option may be used only when the proposed land use will not materially add service*

and facility loads beyond those contemplated in the Master Land Use Plan.” He said that typically in the R-4 district, there could be between 2 ½ and 2.8 units per acre. The applicant was asking for 3.6, incorporating a wetland fill, so they were asking for an additional unit per acre. That resulted in about seven extra units on the site, compared with developing under the conventional R-4 standards, which would be difficult given the layout of the site. The Commission had to determine whether the proposed quality of the development would outweigh the increase of about seven units over a single-family conventional development on similar developable acreage. He noted another criterion: “The PUD shall meet as many of the following objectives as may be deemed appropriate by the City.” He indicated that this was the discretionary catch-all. The Commission did not have to require all items a-h. It was up to the judgment of the Planning Commission and City Council to determine if the quality of the development provided some benefit that would not be otherwise realized. He concluded that at this point, there was a Concept Plan Recommendation motion in the packet, and he would be happy to answer any questions, but it was really about determining whether the Commission thought it was a good idea and whether they wanted it to go forward.

Chairperson Boswell asked if the applicants had spoken with any of the departments in the City other than Planning. Mr. Breuckman advised that they had preliminary discussions with Fire and Engineering. The applicants had shown them some layouts to get input.

Mr. Mosher added that they had spoken with the Fire Department, because they exceeded the cul-de-sac length. Mr. Cooke felt that since they could single-load and had less than 30 units, he was less concerned about it, and they were going to seek a Waiver. They had spoken with Engineering regarding detention. They talked about permeable pavement, increasing the infiltration rate and utilizing bio swales and rain gardens. The applicant wanted to do a quality project, using innovative solutions.

Mr. Hooper asked if the sanitary sewer was public or private. Mr. Mosher advised that it was private. Mr. Hooper asked if there would be a lift station that the City would maintain. Mr. Mosher believed that the County would maintain it, but Mr. Hooper believed that the City’s DPS Department would. Mr. Schroeder agreed, and he said that the County would only do the interceptors. Mr. Mosher talked about the length of the culvert, and said that there was only nine feet of depth on the existing sanitary sewer in South Boulevard. Mr. Hooper said that it struck him out

of the gate that there would be another lift station in the City. If that went, there would be 28 flooded basements. Mr. Mosher said there would be a dual pump with a generator. Mr. Hooper said that he was just considering the worst-case scenario. He knew there were lift stations in the community, so he was not saying that it was insurmountable, but if there was a way to get around it, he would like to explore it. Mr. Mosher said that they had spoken with some neighbors about getting easements, but he was met with resistance. Mr. Hooper said that was his only concern about the plans. As far as the concept and renderings, he was not opposed to it, but if they could find an alternative to a lift station, he said that would be great.

Mr. Reece wondered if he had read somewhere that PUDs only applied to developments that were ten acres or greater. He commented that technically, the site was under ten acres. He also noted that there had been several comments about not being able to develop the site under the R-4 standards, but he believed that if they used a similar layout and put in larger, single-family homes, they could do it at a much higher price point.

Mr. Mosher said that they tried that, but the depth of the lots due to the wetlands would be constrained. They could fill more wetlands, but that was not a valid choice. He remarked that the houses would be weird looking. Mr. Reece said that he did not disagree with that, but it was something he was debating.

Mr. Schroeder asked if there was an estimated price point for the units. Mr. Mosher responded that they would start at about \$350k.

Chairperson Boswell opened the Public Hearing at 7:49 p.m.

**Daniel Heemsoth, 3084 South Boulevard, Rochester Hills, MI 48309.**

Mr. Heemsoth stated that his property adjoined three sides of the subject property. He asked if there was going to be room for a boulevard road to the development. He asked what type of border was proposed between the homes and his property. He noted that his property was at a much different elevation than the subject property. He knew the City would look at the water situation, but he advised that there was a lot of water there now, and he said he could only imagine what would happen with a lot of houses added. He said that he was asking those questions because he lived there. He indicated that he was all about being involved with the developer and seeing what the plans were, but he wanted to look at the future with regards to his property and his neighbors' and how they would

*be affected in the long run.*

*Seeing no one else coming forward, Chairperson Boswell closed the Public Hearing at 7:50 p.m.*

*Chairperson Boswell said that the answer to both of Mr. Heemsoth's questions was that it was a Concept Plan, and the applicants would have to do all the engineering and make a boulevard, and he believed that they did have room for that. He advised that there would be screening along the south property line, and he observed that the Concept showed quite a bit of screening.*

*Mr. Kaltsounis summarized that there was a Concept reviewed today, and things would have to be worked out, including the PUD Agreement. The applicant did appear previously before the Planning Commission, and they presented something very consistent with what the Commission saw before, which he felt was positive. He moved the motion in the packet:*

**MOTION** *by Kaltsounis, seconded by Schroeder, in the matter of 13-009 (Villas at Shadow Pines PUD), the Planning Commission **recommends** that **City Council approve** the PUD Concept plans dated revised June 30, 2013, with the following four (4) findings and subject to the following three (3) conditions.*

Findings

- 1. The proposed PUD Concept plan meets the criteria for use of the Planned Unit Development option.*
- 2. The proposed PUD Concept plan meets the submittal requirements for a PUD Concept plan.*
- 3. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.*
- 4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*

Conditions

1. *Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan.*
2. *The site plans, including but not limited to landscaping, engineering, tree removal and wetland use/buffer modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan.*
3. *The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan.*

*Mr. Schroeder recommended that the developer get together with the neighbor who spoke after the meeting and worked with him during the development of the project.*

*Mr. Hooper commented on the screening plan, which he remarked was awesome. He was curious about the 14-foot tall pine trees, noting that they were very unique, because when he tried to get some for the DPS location, he was told he could only put in six-foot tall trees. He found it a little amazing that the developer could install 14-foot tall trees. He suggested that they would have to get together with the City's Forestry and/or landscape staff. He pointed out that some of the plantings were shown on the neighbor's property. He noted that those were screening details that had to be worked out. He agreed that there was quite a bit of a grade difference between the back of the neighbor's property and the subject property - about 18 feet. He was not sure how much screening a 14-foot tall pine tree would offer. Mr. Mosher said that they might do some berming, and they would work with the City. Mr. Hooper understood it was just a concept, and there was a long way to go in the process.*

*Mr. Reece echoed what Mr. Schroeder said about meeting with the neighbor, noting that there was more than one neighbor. Mr. Reece recommended that the applicant get all their names and contact information and met with all of them. He said that the process would go significantly smoother for the Commissioners, which tended to go smoother for everyone. He stated that they had a great plan and what looked like a high quality, high price point development, and he did not*

*think it would be a detriment to the area, but he strongly asked that they worked with the neighbors and found out their concerns. The applicant obviously had economic impacts that he had to meet, but Mr. Reece reiterated that they should meet with all of the neighbors.*

*Mr. Mosher said that they had provided architectural renderings, and he asked if those were pleasing to the Planning Commission. Mr. Kaltsounis was glad to see they were not "siding monsters," he liked the brick and stone, and he felt it was very pleasing. Mr. Reece agreed that the elevation was very complimentary towards what the Commission liked to see. He added that it was a good blend of materials and colors. Mr. Hetrick commented that it was nicely done.*

**A motion was made by Kaltsounis, seconded by Schroeder, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:**

**Aye** 8 - Boswell, Brnabic, Dettloff, Hetrick, Hooper, Kaltsounis, Reece and Schroeder

**Absent** 1 - Yukon

*Chairperson Boswell stated for the record that the motion had passed unanimously.*

*Mr. Breuckman followed-up regarding Mr. Reece's question about the ten-acre minimum criteria for a PUD. He advised that it was taken out when the Ordinance was amended. That was because there were a lot of parcels that did not quite meet that requirement, and a PUD would be a useful tool for developing them.*

*Mr. Reece explained that he did not want to see the gentlemen get far down the road and then get caught up in a technicality.*

## **ANY OTHER BUSINESS**

*Mr. Kaltsounis thanked Staff for looking into the home that unfortunately caught fire. They were doing some work this week, and the storage unit was out. The bus-sized pile was about half of what it was, so hopefully that process would continue. He asked Staff to also look into the Shell on Crooks Rd. and M-59. The awning seemed to be leaning a little, and it did not look too good. He was not sure if it was a structural issue or not.*

*Mr. Hooper said that he would talk to Mr. Breuckman and Mr. Anzek later about it, but he mentioned that the City was getting a second hookah*



CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

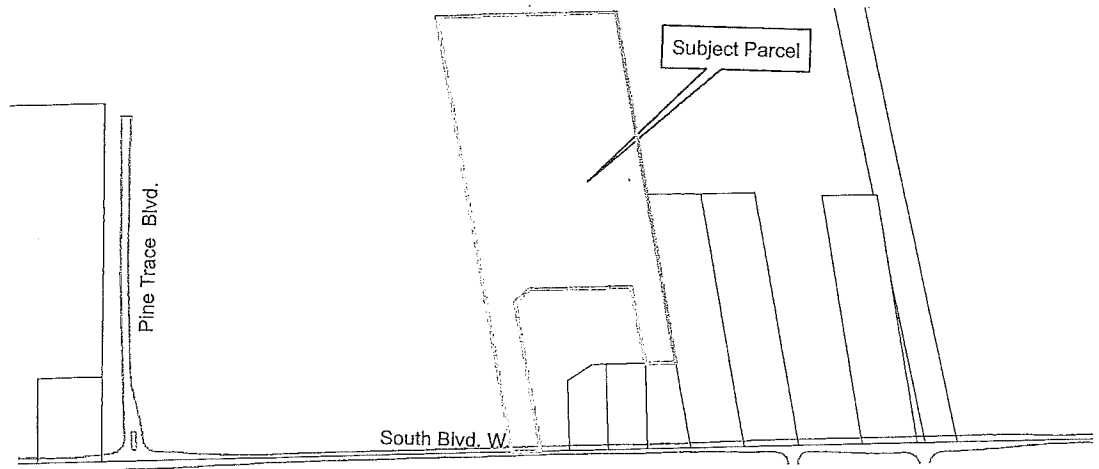
NOTICE OF PUBLIC MEETING

ROCHESTER HILLS PLANNING COMMISSION

**REQUEST:** In accordance with Section 126-565 of the Wetland and Watercourse Protection Ordinance, notice is hereby given that a request for a Wetland Use Permit Recommendation for impacts to approximately .476 acres associated with the construction of a 28-unit residential development on 9.95 acres has been submitted to the City. The area is zoned R-4, One Family Residential and affects Parcel No. 15-31-400-018 (City File No. 13-009).

**LOCATION:** North side of South Boulevard, between Adams and Crooks

**APPLICANT:** Shadow Pines, LLC  
14955 Technology Dr.  
Shelby Twp., MI 48315



**DATE OF PUBLIC HEARING:** Tuesday, May 20, 2014 at 7:30 p.m.

**LOCATION OF PUBLIC HEARING:** City of Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Information concerning this request may be obtained from the Planning and Development Department, during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning and Economic Development Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the Public Hearing or by the Planning Commission at the meeting. This recommendation will be forwarded to City Council after the Public Hearing.

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.



CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

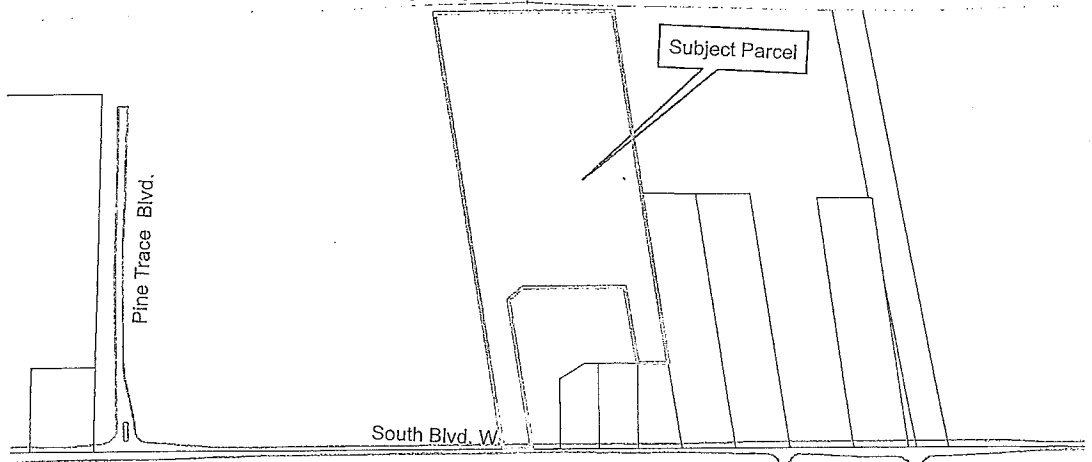
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

**REQUEST:** Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 138 regulated trees associated with the proposed construction of a 26-unit residential development. There are a total of 200 surveyed regulated trees on site. The property is identified as Parcel No. 15-31-400-018 (City File No. 13-009).

**LOCATION:** North side of South Boulevard, between Adams/ Crooks

**APPLICANT:** Shadow Pines, LLC  
14955 Technology Dr.  
Shelby Twp., MI 48315



**DATE OF MEETING:** Tuesday, May 20, 2014 at 7:00 p.m.

**LOCATION OF MEETING:** City of Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660.

William F. Boswell, Chairperson  
Rochester Hills Planning Commission

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements. I:\plaldevelop\2009\09-002 tree removal phn 08-18-09.doc.