



October 22, 2019  
City of Rochester Hills  
Planning Department  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309

**Re: Rochester Hills Trio - FINAL P.U.D. Planning Commission Cover Letter**

**Location:** NE Corner of W Auburn and S Livernois Roads.  
**City File #** 18-016

Mrs. Roediger:

After receiving Final P.U.D. recommendation approval during the October 15, 2019 Planning Commission meeting for PUD Agreement, Tree Removal Permit, Natural Feature Setback, and Final Site Plan, we offer the attached drawings and supporting documents to satisfy the Commission request to address outstanding items prior to the City Council meeting regarding this matter. The following identifies the required conditions for each item and the response as to how each was addressed.

**PUD Agreement Recommendation**

PUD Agreement approved with the following conditions:

1. City Council Approval of the PUD Agreement.

**WE ARE CURRENTLY SEEKING APPROVAL**

2. The appropriate sheets from the approved final plan set be attached to the PUD Agreement as exhibits, including the building elevations.

**PUD AGREEMENT CONTAINS THE FINAL COMPLETE APPROVED SET OF DRAWINGS FOR REFERENCE.**

3. Address outstanding comments at building and construction plan permit review.

**ALL COMMENTS WILL BE ADDRESSED AT THIS STAGE AS NECESSARY.**

4. All other conditions specifically listed in the agreement will be met prior to final approval by City Staff.

**ALL OTHER CONDITIONS HAVE BEEN MET AS OUTLINED BELOW.**

5. Revise October 7<sup>th</sup> letter to correct the dates referenced and confirmed by staff prior to the matter going to City Council.

**REVISED LETTER WITH DATES CORRECTED AND ATTACHED AS PART OF THIS REVIEW.**

6. Clarify item in the timeline in 3(c) to include buildings as approved by staff prior to the matter going to City Council.



**REVISED AGREEMENT TO INCLUDE CLARITY OF ITEM 3(c) IN THE TIMELINE TO INCLUDE BUILDINGS.**

7. Update Exhibit C to match the current site plan in the agreement.

**REVISED AGREEMENT CONTAINS THE MOST CURRENT SITE PLAN.**

### **Tree Removal Permit Recommendation**

Recommend approval of the Tree Removal Permit subject the following conditions:

1. Tree protection and silt fencing as reviewed and approved by City Staff shall be installed prior to issuance of the Land Improvement permit.

**TREE PROTECTION AND SILT FENCING TO BE INSTALLED AS REVIEWED AND APPROVED PRIOR TO ISSUANCE OF THE LAND IMPROVEMENT PERMIT.**

2. Should applicant not be able to meet tree replacement requirements on site, balance shall be paid in the othe City Tree Fund at a rate of \$216.75 / tree.

**PAYMENT SHALL BE MADE TO TREE FUD IN THE AMOUNT OF \$216.75 / TREE AS REQUIRED IF TREE REPLACEMENT REQUIREMENTS ARE NOT MET.**

### **Natural Feature Setback Modification Recommendation**

Natural feature setback modifications granted with the following conditions:

- 1 Add a note indicating that Best Management Practices will be strictly followed during construction to minimize the impact on the natural feature setbacks.

**NOTE ADDED TO S100 STATING 'BEST MANAGEMENT PRACTICES (BMP) WILL BE STRICTLY FOLLOWED DURING CONSTRUCTION TO MINIMIZE THE IMPACT OF THE NATURAL FEATURES SETBACKS.'**

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

Final Site Plan Approval recommended subject to the following 4 conditions:

1. City Council to approve the PUD Agreement and Final Site Plans.

**WE ARE CURRENTLY REQUESTING APPROVAL FROM CITY COUNCIL OF PUD AGREEMENT AND FINAL SITE PLANS ATTACED.**



2. Provide landscaped bond in the amount of \$127,109.00 plus inspection fees for landscaping and irrigation as adjusted by the City prior to issuance land improvement by Engineering.

**BOND TO BE PAID AS REQUIRED.**

3. Address all applicable comments from City Departments and outside review letters prior to final approval by staff.

**ALL APPLICABLE COMMENTS FROM CITY DEPARTMENTS AND OUTSIDE AGENCY REVIEW LETTERS ADDRESSED WITH THE ATTACHED PLANS.**

4. Page C601 under public Benefits markings 2a to include the word 'Previously' in description.

**ON PAGE C601 UNDER 2a – PUUBLIC BENEFIT MARKINGS, PHRASE NOW STATES 'CLEANUP OF A PREVIOUSLY CONTAMINATED SITE.'**

Please review the attached documents and drawings as we seek Final PUD Approval and will be available at future Council meeting to discuss the matter further.

Regards,

A handwritten signature in blue ink, appearing to read "Peter Stuhlfreyer", is written over the printed name.

Peter Stuhlfreyer

Chief Architect, AIA  
Designhaus, LLC