



# Rochester Hills

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## Master

**File Number: 2015-0181**

**File ID:** 2015-0181

**Type:** Project

**Status:** To Council

**Version:** 3

**Reference:** 89-114.2

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 05/01/2015

**File Name:** Sanctuary in the East Condominiums

**Final Action:**

**Title label:** Request for Planned Unit Development (PUD) and Conceptual Site Plan Approval - Sanctuary in the Hills East Condominiums, a proposed 14-unit residential development on 4.57 acres, located east of Sanctuary Blvd., north of South Blvd., zoned R-4 One Family Residential; Dan MacLeish, MacLeish Building, Inc., Applicant

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** 060616 Agenda Summary.pdf, Concept Plan Staff Report 051716.pdf, Map aerial.pdf, Review Comments.pdf, EIS.pdf, Letter MacLeish 092215.pdf, Minutes PC 051716.pdf, Minutes PC 051915.pdf, SITH Elevation 042816.pdf, Other Elevations.pdf, Site Plans.pdf, Public Hearing Notice-PC.pdf

### Enactment Number:

**Contact:** PLA 656-4660

### Hearing Date:

**Drafter:**

### Effective Date:

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning Commission	05/17/2016	Recommended for Approval	City Council Regular Meeting			Pass

## Text of Legislative File 2015-0181

### Title

Request for Planned Unit Development (PUD) and Conceptual Site Plan Approval - Sanctuary in the Hills East Condominiums, a proposed 14-unit residential development on 4.57 acres, located east of Sanctuary Blvd., north of South Blvd., zoned R-4 One Family Residential; Dan MacLeish, MacLeish Building, Inc., Applicant

### Body

**Resolved**, that the Rochester Hills City Council hereby approves the Planned Unit Development (PUD) and Conceptual Site Plan for Sanctuary in the Hills East Condominiums, City File No. 89-114.2, a proposed 14-unit residential development on 4.57 acres, located east of Sanctuary Blvd., north of South Blvd., zoned R-4 One Family Residential, Parcel Nos. 15-32-476-001, -002, -005, -006, -009,

15-32-477-009, and -016, Dan MacLeish, MacLeish Building, Inc., Applicant, based on plans dated received by the Planning and Economic Development Department on April 13, 2016 with the following findings and 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.
5. The proposed development provides adequate benefit that would not otherwise be realized including the development of a desired land use to provide diversity in housing options in the City.

**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.
4. Recommendation by the Planning Commission and approval by City Council of a Wetland Use Permit and submittal of an MDEQ Wetland Permit at Final PUD review, with the plans to address comments from ASTI's letter dated April 27, 2016.
5. Approval of a Tree Removal Permit by Planning Commission at Final PUD review.
6. Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review.
7. Address comments from the Engineering memo dated April 28, 2016 applicable to Final PUD submittal and any minor outstanding staff comments prior to Final Site Condo Plan submittal.
8. The addition of a sidewalk along the south side of the proposed road to connect to the wood chip path.
9. Work with the Engineering Department to find an alternative access to the detention pond that removes the access drive off of Sanctuary Blvd.
10. Approval of the vacation of Grant Rd. by a circuit court order or an agreement to hold the City harmless against any claims which include, but are not limited to an irrevocable letter of credit or bond as determined appropriate by the City, prior to issuance of a Land Improvement Permit.
11. That the purchase of the property shall be consummated prior to commencing any development, including the clearing of trees.
12. Construction traffic shall be restricted to Sanctuary Blvd. and South Boulevard.