



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0005 V2

TO: Mayor and City Council Members
FROM: Sara Roediger, Director of Planning & Economic Development, ext. 2573
DATE: March 20, 2019
SUBJECT: Request for Site Plan Approval for Legacy of Rochester Hills, City File No. 17-043, 22 acres located at the northeast corner of Hamlin and Adams Roads

REQUEST:

Approval of the proposed site plan for Legacy of Rochester Hills, a proposed 359-unit apartment complex on 22 acres located at the northeast corner of Hamlin and Adams, zoned by consent judgment.

BACKGROUND:

As the City Council may recall, the approved amended Consent Judgment approved by the City Council at the April 23, 2018 meeting has given conceptual approval of the project in terms of general layout, land uses, density, building height and location, parking and access, architectural style, and landscaping. Please refer to the memo from the City Attorney dated March 14, 2019 to the Planning Commission outlining the scope of review for the proposed site plan.

After many meetings with City staff and consultants and property neighbors, the proposed site plan went before the Planning Commission on March 19, 2019 and received a unanimous recommendation of approval with conditions including the replacement of deciduous trees around the encapsulation area with evergreen trees and the clarification of the grading and drainage along the north property line on the eastern portion of the site. Updated Sheets C-5.4 and L-1.0-1.3 have been included to address those conditions. At the same meeting, the Planning Commission approved the removal of a Tree Removal Permit (please refer to attached minutes dated March 19, 2019).

RECOMMENDATION:

The Planning Commission, City staff, City Attorney, and environmental consultant, ASTI Environmental, recommend approval of the proposed site plan for Legacy of Rochester Hills, a residential apartment complex on 22 acres located at the northeast corner of Hamlin and Adams Roads (City File No. 17-043).

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		