



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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**Legislative File No: 2019-0448 V2**

**TO:** Mayor and City Council Members  
**FROM:** Sara Roediger, Director of Planning and Economic Development, ext. 2573  
**DATE:** November 1, 2019  
**SUBJECT:** Request for Approval of the PUD Site Plan for City Apartments at City Walk – City File No. 98-047.5 to add garageports, located at the southeast corner of Rochester and Tienken

**REQUEST:**

Approval of the PUD Site Plans for City Apartments to replace the previously approved carports with garageports at the City Apartments located at City Walk, at the southeast corner of Rochester and Tienken, zoned B-2 and FB-2 with a PUD Overlay.

**BACKGROUND:**

The matter was first heard at the October 15, 2019 Planning Commission meeting, and it was postponed so the applicant could consider recommendations regarding landscaping, building design, storm water and materials. The applicant appeared again on October 28, 2019 with a revamped building design and the addition of a different metal panel and banding to give the garageports more interest. Additional landscaping was proposed, and the applicant showed many photos of the screening and what the neighbors to the east and south would view to show that the area provided heavy screening. Gutters were added to address storm water concerns. The Commissioners were satisfied with the revisions and unanimously recommended approval of the Site Plan with several findings and conditions, as reflected in the attached Resolution. The Planning Commission also recommended approval of the Third Amendment to the PUD Agreement. Please refer to the attached Minutes dated October 28, 2019.

During review of the plans, Engineering had a concern with the location of the City’s storm line being in conflict with the proposed garageports. The applicant agreed to enter into a Hold Harmless Agreement absolving the City of liability in case work ever needed to be done to the storm system. A copy is included, which was reviewed and approved by Mr. Staran.

**RECOMMENDATION:**

Finding that the proposed site plans meet the criteria and objectives of the zoning ordinance and the recommended PUD Agreement, the Planning Commission recommends that the City Council approves the site plan for City Apartments, City File No. 98-047.5, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		

Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney     Yes     N/A

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