



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0065 V4

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: August 2, 2019

SUBJECT: Request for Preliminary Planned Unit Development (PUD) Plan Approval – City File No. 18-016 – Rochester Hills Trio, a proposed mixed-use development at the northeast corner of Auburn and Livernois, Designhaus Architecture, Applicant

REQUEST:

Approval of a Preliminary Planned Unit Development (PUD) Plan for Rochester Hills Trio, consisting of apartments with carports and some garages and retail and office space on 5.7 acres, located at the northeast corner of Auburn and Livernois. The applicants purchased the vacant gas station on the corner to incorporate into the site for commercial and office use only. The site is zoned RM-1 Multiple Family Residential and B-1 Local Business with FB-1 and FB-2 Flexible Business Overlays. The Pine Ridge apartment complex and its open space is located to the north and east; the Islamic Mosque and other properties it owns are to the south; the soccer fields for the Baptist church are to the southwest; and there is a gas station across Livernois to the west. The site can be accessed from Auburn in two places (one on Auburn closest to the intersection will be right in only) or Livernois. The applicant has spoken with the owner of Pine Ridge regarding detention, which flows to the east, access to their site from the proposed site and in detail about the proposed development itself. The development will prohibit access to Pine Ridge apartments from Lower Ridge Dr., although the apartment dwellers of Pine Ridge will be able to continue to use the access to get to Auburn. The City's environmental consultant, ASTI, performed a wetland delineation, and verified that there are no City-regulated wetlands on site. A pathway is planned to extend to the bridge to the east over M-59. Extensive landscaping is planned throughout, and pocket parks for residents and visitors are planned. The applicant states that the apartments will lease for market rate. The site is governed by the City's Tree Conservation Ordinance, and a Tree Removal Permit will be requested at Final PUD consideration.

BACKGROUND:

The PUD option is intended to permit flexibility in development that is substantially in accordance with the goals and objectives of the City's Master Land Use Plan at the discretion of the City Council. The PUD option seeks to:

- Encourage innovation to provide variety in design layout
- Achieve economy and efficiency in the use of land, natural resources, public services and utilities
- Encourage the creation of useful open spaces
- Provide appropriate housing, employment, service and shopping opportunities

The PUD option can permit residential uses of non-residentially zoned land and increased density. The PUD review process consists of a two-step process as follows:

1. **Step One: Concept Plan.** The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be developed. This step requires a Planning Commission public hearing and recommendation to City Council followed by review by the City Council.
2. **Step Two: Site Plan/PUD Agreement.** The second step in the process is to develop full site plans based on the approved PUD concept plan and to submit the PUD Agreement. At this time, the plans are reviewed for compliance with all City ordinance requirements, the same as any site plan. This step requires a Planning Commission recommendation to City Council followed by review by the City Council. If Council approves the Preliminary PUD Plan, a PUD Agreement would be applied for at the final stage.

During the preliminary plan review, the Planning Commission and City Council should be evaluating whether the proposed PUD concept plan meets the qualifying criteria for use of the PUD option and the major elements of the development such as density, layout and building design, with the understanding that the details will be reviewed during step two of the process. Please refer to the staff letter to the Planning Commission dated July 10, 2019 for more detail on the qualifying criteria.

The City has the ability to approve setback, height or parcel size modifications proposed as part of the PUD. If the PUD concept plan is approved, the burden is on the applicant to maintain compliance with the overall layout and density approved as part of the concept plan and also with the City's other technical requirements.

The project was postponed several times before the Planning Commission, after lengthy discussions, recommended approval for the Preliminary PUD Plan at the July 16, 2019 meeting with findings and conditions as stated in the attached Resolution. There had been concerns about the garages and elevations, density, aesthetics of the buildings, and the public benefit being proposed. In response, the applicant has submitted a response letter enumerating the public benefits provided by the project and by updating the plans to include removing some of the garages, providing additional landscaping and installing a pathway that extends from the east edge of the property to the west edge of the Auburn Road/M-59 overpass. Please see the attached minutes for details of the meetings.

RECOMMENDATION:

Finding that the proposed PUD concept plan meets the criteria and objectives of the Zoning Ordinance, the Planning Commission recommends approval of the Preliminary PUD plan for Rochester Hills Trio PUD, City File No. 18-016, subject to the findings and conditions noted in the Planning Commission's recommendation of approval.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A