



Department of Planning and Economic Development

Staff Report to the Planning Commission November 14, 2019

Redwood at Rochester Hills PUD

REQUEST	Preliminary Planned Unit Development Concept Plan Recommendation
APPLICANT	Richard Batt Redwood USA, LLC 7510 East Pleasant Valley Rd. Independence, OH 44131
LOCATION	Near southwest corner of Avon and Dequindre Roads
FILE NO.	18-022
PARCEL NO.	15-13-476-005
ZONING	R-3 One Family Residential with an MR Mixed Residential Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant appeared before the Planning Commission on October 15, 2019, and the matter was postponed. Several concerns were raised, most notably regarding the elevations. In response to a comment about pond locations being close to units, the applicant has eliminated three basins in exchange to mechanical treatment devices, allowing for two additional units. The Commissioners also felt that there was too much siding and not enough stone and architectural details. The applicant now proposes 121 ranch, apartment-style units with updated facades and added pergolas. The site has challenging topography with slopes and wetlands.



Although the building materials have been updated, according to the revised EIS, the units are still expected to lease from \$1800 to \$2200 per month. A dog park is planned, there will be sidewalks throughout. A public benefit is being offered that provides \$100,000 and an easement on their property for the City to use as needed for road/infrastructure projects in the area. A number of modifications from zoning are being requested through the use of a PUD, which the Planning Commission can approve. Please see the Planning memo for details. The Master Plan does anticipate the proposed uses, and the development will incorporate a long-vacant parcel for residential uses the applicant feels are in demand. A large amount of open space is proposed, consisting mainly of wetlands, most of which will be preserved, although a Wetland Use Permit will be requested at Final for some development activities. A traffic impact study is included. All staff have recommended approval. If the Planning Commission agrees that the proposed project meets the criteria for use of a PUD, below is a motion for consideration:

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments – Waivers requested as part of PUD	Approval
Engineering	Minor comments to be addressed at final PUD/construction plan review	Approval
Fire	Minor comment	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	No comments	Approval
Assessing	No comments	Approval

Motion to Recommend Preliminary PUD Plan

MOTION by _____, seconded by _____, in the matter of 18-022 (Redwood at Rochester Hills PUD), the Planning Commission **recommends** that **City Council approves** the Preliminary PUD plans dated received November 6, 2019, with the following findings and subject to the following conditions.

Findings

1. The proposed PUD Concept Plan meets the criteria for use of the PUD 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 is consistent with the Master Land Use Plan to provide an alternate housing option and flexible uses.
6. The density, minimum perimeter rear yard setbacks, porch square-footages, design features, and the exterior finishes percentage of wood or vinyl are modified as part of the PUD to allow flexibility and quality development.

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 setback 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 PUD Agreement, as approved by the City Attorney, and Wetland Use Permit at Final PUD review.
5. Approval of a Wetland Use Permit, Tree Removal Permit and Steep Slope Permit at Final PUD review.
6. Provide landscape and irrigation bond in the amount in an amount to be determined at Final PUD, plus inspection fees, as adjusted as necessary, prior to issuance of a Land Improvement Permit.
7. Provide public benefit in the amount of \$100,000 for Engineering projects to be determined, prior to obtaining a land improvement permit.
8. Address applicable comments from City Staff memos, prior to Final PUD submittal.

Reference:	Plans dated received by the Planning Department November 6, 2019
Attachments:	Assessing Dept. memo dated 11/20/18; Building Department memo dated 6/21/19; DPS/Engineering memos dated 9/5/19 and 10/2/19; Planning Department Memo dated 9/11/19; Fire Department memo dated 9/9/19; Parks memo dated 8/12/19; EIS; ASTI letter dated 9/5/19; WRC Letter dated 11/27/19; RCOC Letter dated 1/11/19

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