



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2018-0426 V3

TO: Mayor and City Council Members

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

DATE: November 29, 2019

SUBJECT: Request for Preliminary Planned Unit Development (PUD) Concept Plan Approval – City File No. 18-022– Redwood at Rochester Hills, a proposed 121-unit residential development near the southwest corner of E. Avon and Dequindre Roads, Redwood USA, LLC, Applicant

REQUEST:

Approval of a Preliminary Planned Unit Development (PUD) Concept Plan for Redwood at Rochester Hills, a proposed 121-unit, attached residential development on just under 30 acres, located near the southwest corner of Avon and Dequindre. The site is zoned R-3 One Family Residential with an MR Mixed Residential Overlay which allows attached housing. However, the applicant elected to use the PUD option as the density is slightly more than would be allowed under MR and several other site modifications are being requested, as outlined in the Planning memo dated November 13, 2019. The site is surrounded by residential zoning which is mostly vacant with some homes. The City's environmental consultant, ASTI, performed a wetland delineation and verified that there are City-regulated wetlands on site. The development is avoiding the majority of the wetlands and keeping a large area as open space, but a Wetland Use Permit and Natural Features Setback Modifications will be requested at Final PUD. Please see the attached letter from ASTI for details. The site will have entryways from E. Avon and Dequindre, with the addition of a left center turn lane on Dequindre and right in, right out only onto Avon. There will be internal streets with sidewalks and extensive landscaping. The site is governed by the City's Tree Conservation Ordinance, and a Tree Removal Permit will be also be requested at Final PUD consideration.

A public hearing was held at the October 15, 2019 Planning Commission meeting for a development with 119 units. The matter was postponed so the applicant could reconsider the elevations and building materials. Several other concerns were raised, including the location of some basins and lack of a colored landscape plan and amenities for the residents, as outlined in the attached Minutes from that meeting. The applicant has now submitted new elevations and site plan. Working with the Engineering Dept., removal of three basins was approved to be replaced with a mechanical pre-treatment system, allowing the development two additional units. The ratio of building materials was also adjusted, decreasing the siding and increasing the masonry and stone. A colored landscape plan has been included. The applicant was advised to speak with the neighbors, which was accomplished, and additional landscaping on a neighbor's property will be added to block potential car headlights.

A PUD requires the applicant to propose a public benefit for the community. After lengthy discussions, the applicant has offered to give the City \$100,000.00 to use as it deems appropriate for infrastructure needs in the area. After the completion of the road work and roundabout at Avon and Dequindre, the City will better be able to determine what those needs will entail. However, the

Planning Commission wished to establish more specifically what the money would likely be used for, and a condition was added that it be used for pathway improvements along Avon or the relocation of the City's Pressure Reducing Vault (PRV) along Dequindre first. The PRV may need to be relocated as a result of the proposed RCOC roundabout project at Avon and Dequindre. Additionally, an easement for the potential PRV relocation will be given to the City, and the agreement will be recorded. Please see the attached memo from Paul Davis, Deputy Director of DPS/Engineering for a detailed explanation.

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 Concept Plan, a Tree Removal Permit would be applied for at the final stage.

During concept 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 Planning memo to the Planning Commission for more detail on the qualifying criteria.

The applicant has completed a lot of the work necessary for site plan approval, and the City has the ability to approve setback 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 Planning Commission recommended approval of the proposed PUD Concept Plan at its November 19, 2019 meeting with findings and conditions as stated in the attached Resolution. The applicant has committed to continue working with the City as the site is constructed.

RECOMMENDATION:

Finding that the proposed PUD concept plan meets the criteria and objectives of the Zoning Ordinance, the Planning Commission recommends approval of the PUD concept plan for Redwood at Rochester

Hills PUD, City File No. 18-022, subject to the findings and conditions noted in the Planning Commission's recommendation of approval.

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

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Contract Reviewed by City Attorney Yes N/A