



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2020-0267 V2

**TO:** Mayor and City Council Members

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

**DATE:** July 31, 2020

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

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**REQUEST:**

Approval of a Planned Unit Development (PUD) Agreement for Redwood at Rochester Hills PUD, a proposed 121-unit residential development on 29.9 acres located near the southwest corner of Avon and Dequindre.

**BACKGROUND:**

As outlined in the past, this is the third step in the PUD process. At the first stage, Preliminary PUD Plan review, the Planning Commission and City Council determined that the Preliminary PUD Plan met 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 would be reviewed during steps two, technical compliance and three, Planning Commission recommendation and City Council review of the Final PUD. City Council approved the Preliminary PUD Plan for Redwood at Rochester Hills on December 9, 2019.

The proposed apartments consist of 121 attached units approximately 1,300 to 1,700 sq. ft. in size with two-car garages. The site will be accessed from Avon or Dequindre to internal roads with sidewalks. A pathway will be constructed on Dequindre, however, as roundabouts are planned on Avon, construction details are yet to be determined. As a required public benefit for use of a PUD, the applicant has committed \$100,000 towards road/infrastructure projects in the area. Mr. Staran has reviewed and approved the PUD Agreement

The Final PUD Plan for Redwood at Rochester Hills is essentially the same as the Preliminary PUD Plan. Finding that the proposed PUD Agreement and Final Site Plan meet the requirements for Final PUD Recommendation, at its July 21, 2020 meeting, the Planning Commission unanimously recommended approval of the proposed PUD Agreement, Final Site Plans, a Steep Slope Permit and a Wetland Use Permit and approved a Tree Removal Permit and Natural Features Setback Modification with findings and conditions. A minor condition was added by the Planning Commission for the PUD Agreement, which has been corrected for this version to Council. Please refer to the attached minutes from that meeting for further details.

**RECOMMENDATION:**

The Planning Commission recommends approval of the PUD Agreement for Redwood at Rochester University PUD, City File No. 18-022 subject to the findings noted in the attached Resolution.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney       Yes       N/A