



# Rochester Hills

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## Master

**File Number: 2020-0268**

**File ID:** 2020-0268

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 18-022

**Controlling Body:** Planning  
Commission

**File Created Date :** 07/10/2020

**File Name:** Final Site Plans - Redwood at RH

**Final Action:**

**Title label:** Request for approval of the Final Site Plans - Redwood at Rochester Hills PUD, 121-unit attached, ranch-style rental units on 29.9 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 08102020 Agenda Summary.pdf, Review Comments.pdf, Response letter 07092020.pdf, Letter SOCCRA Attorney.pdf, Site Plans (Partial Set - 1 of 13).pdf, Site Plans (Partial Set - 2 of 13).pdf, Site Plans (Partial Set - 3 of 13).pdf, Site Plans (Partial Set - 4 of 13).pdf, Site Plans (Partial Set - 5 of 13).pdf, Site Plans (Partial Set - 6 of 13).pdf, Site Plans (Partial Set - 7 of 13).pdf, Site Plans (Partial Set - 8 of 13).pdf, Site Plans (Partial Set - 9 of 13).pdf, Site Plans (Partial Set - 10 of 13).pdf, Site Plans (Partial Set - 11 of 13).pdf, Site Plans (Partial Set - 12 of 13).pdf, Site Plans (Partial Set - 13 of 13).pdf, Resolution (Draft).pdf

**Enactment Number:**

**Contact:** PED 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/21/2020	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2020-0268

**Title**

Request for approval of the Final Site Plans - Redwood at Rochester Hills PUD, 121-unit attached,

ranch-style rental units on 29.9 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

Body

**Resolved**, that the Rochester Hills City Council hereby approves the Final Site Plans for Redwood at Rochester Hills PUD, 121-unit attached, ranch-style rental units on 29.9 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel 15-13-476-005, Redwood USA, Applicant, based on plans dated received by the Planning and Economic Development Department on June 15, 2020 with the following findings and conditions.

**Findings:**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of the driveway providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent development.
4. The proposed development does not have an unreasonable detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed final Plan promotes the goals and objectives of the Master Plan by providing an alternative housing option.

**Conditions:**

1. Provide landscape bond in the amount of \$603,600.00, plus inspection fees, for landscaping and irrigation costs, as adjusted as necessary by the City, prior to the preconstruction meeting with Engineering Services.
2. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.
3. Applicant submits revised plans for staff approval that updates and upgrades Building M's rear elevation on A-410 to match the rest of the buildings facing Dequindre that have an upgraded facade.