



Legislation Details (With Text)

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Title: Request for Site Plan Approval - City File No. 17-043 - Legacy of Rochester Hills, a proposed 359-unit apartment complex on approximately 22 acres, located at the northeast corner of Adams and Hamlin Roads, zoned R-2 One Family Residential and governed by Consent Judgment, LRH Development, LLC, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. 032519 Agenda Summary.pdf, 2. Staff Report 031919.pdf, 3. Letter Staran 031419.pdf, 4. Resolution Concurrence of Env.pdf, 5. Amended Consent Judgment (Certified & Recorded on 2018.05.31).pdf, 6. Letter Bell 022719.pdf, 7. Reviews, Letters, etc.pdf, 8. Updated Sheets.pdf, 9. Updated EIS 031419.pdf, 10. Part 1 2017-037 Legacy Rev 4 Full Set with Arch - 2019-02-05 Pgs 1-15.pdf, 11. Part 2 2017-037 Legacy Rev 4 Full Set with Arch - 2019-02-05 Pgs 16-26.pdf, 12. Part 3 2017-037 Legacy Rev 4 Full Set with Arch - 2019-02-05 Pgs 27-38.pdf, 13. Part 4 2017-037 Legacy Rev 4 Full Set with Arch - 2019-02-05 Pgs 39-55.pdf, 14. Part 5 2017-037 Legacy Rev 4 Full Set with Arch - 2019-02-05 Pgs 56-65.pdf, 15. Minutes PC 031919.pdf, 16. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
3/25/2019	1	City Council Regular Meeting	Adopted by Resolution	Pass
3/19/2019	1	Planning Commission	Recommended for Approval	Pass

Request for Site Plan Approval - City File No. 17-043 - Legacy of Rochester Hills, a proposed 359-unit apartment complex on approximately 22 acres, located at the northeast corner of Adams and Hamlin Roads, zoned R-2 One Family Residential and governed by Consent Judgment, LRH Development, LLC, Applicant

Resolved, that the Rochester Hills City Council hereby approves the site plan for Legacy of Rochester Hills, a proposed 359-unit apartment complex on approximately 22 acres, located at the northeast corner of Adams and Hamlin Roads, zoned R-2 One Family Residential and governed by Consent Judgment, Parcel Nos. 15-29-101-022 and -023, LRH Development, LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on January 25, 2019 with the following findings and conditions:

Findings

1. A Consent Judgment governs the site, and all deviations from compliance with Ordinance regulations are allowed as part of the Consent Judgment.
2. 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.
3. The proposed project will be accessed from Hamlin and Adams Roads, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
4. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the residents.

5. *The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.*
6. *The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff, including, but not limited to, the following:
 - a. Finalizing the storm sewer connection with Innovation Hills;
 - b. Resolving the traffic signal design issues along Hamlin Road, as noted in the engineering review letter; and
 - c. Addressing the outstanding comments in the ASTI review letter related to finalizing the environmental clean-up details of the site.
2. Provide a landscape bond for landscaping and irrigation in the amount of \$454,332.00, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
3. Final tree placements in the open space area between Parcel A and Parcel B and north of the northern-most apartment buildings to be field located.
4. Treatment of the grass area between the northern-most apartment buildings and the proposed tree buffer as either mowed lawn or natural area to be decided in consultation with the adjacent homeowners prior to construction.
5. Submit a revised plan for the swale to clarify the grading and drainage along the north property line, to be approved by staff prior to final approval.
6. Submit an updated landscaping plan that changes deciduous trees to evergreen in the encapsulation area, to be approved by staff prior to final approval.