



Legislation Details (With Text)

File #: 2018-0426 **Version:** 4

Type: Project **Status:** Passed

File created: 10/3/2018 **In control:** City Council Regular Meeting

On agenda: **Final action:** 12/9/2019

Title: Request for Preliminary Planned Unit Development and Site Plan Approval - City File No. 18-022 - Redwood at Rochester Hills, 121 single-story, ranch style rental units with attached garages on 29.96 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with a MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. 120919 Agenda Summary.pdf, 2. Staff Report 111919.pdf, 3. Planning Review #6 111319.pdf, 4. Cover Letter 110619.pdf, 5. Review Comments PC.pdf, 6. Updated EIS.pdf, 7. Response Letter 100419.pdf, 8. Updated Site Plans.pdf, 9. RH Redwood - Traffic Memo 032219.pdf, 10. Plans for 101519 PC Meeting.pdf, 11. Minutes PC 111919.pdf, 12. Minutes PC 101519.pdf, 13. Minutes PC 101618.pdf, 14. Information packet.pdf, 15. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
12/9/2019	4	City Council Regular Meeting		
11/19/2019	3	Planning Commission	Recommended for Approval	Pass
10/15/2019	2	Planning Commission	Postponed	Pass
10/16/2018	1	Planning Commission	Discussed	

Request for Preliminary Planned Unit Development and Site Plan Approval - City File No. 18-022 - Redwood at Rochester Hills, 121 single-story, ranch style rental units with attached garages on 29.96 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with a MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Planned Unit Development and Site Plan Approval - Redwood at Rochester Hills, 121 single-story, ranch style rental units with attached garages on 29.96 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 based on plans dated received by the Planning and Economic Development Department on November 6, 2019, Redwood USA, LLC, Applicant, with the following findings and 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.
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 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 a public benefit in the amount of \$100,000, and the Planning Commission's preferences for use of the money shall be improving the pathway, installing the PRV, and/or any other such improvements that staff determines, prior to obtaining a Land Improvement Permit.
8. Address applicable comments from City Staff memos, prior to Final PUD submittal.
9. Add landscaping for Mr. Stuhlsatz at 51170 Dequindre, Shelby Township to block headlights, prior to final approval by staff.