



Rochester Hills

Agenda Report

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Home Page:
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File Number: 2007-0022

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File Type: Project

Status: To Council Work Session

Version: 2

Reference: 04-037

Controlling Body: City Council Work Session

Requester: Planning/Development

Cost:

Introduced: 01/09/2007

File Name: Oakville Estates

Final Action:

Title: Request for Final Site Plan Approval - City File No. 04-037 - Oakville Estates PUD

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Code Sections:

Agenda Date:

Indexes: Planned Unit Development

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Site Plans.pdf, PC Minutes.pdf

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1 Planning Commission 02/20/2007 Postponed

Notes:

1 Planning Commission 03/06/2007 Recommended for Approval City Council Work Session Pass

Notes: **MOTION** by Brnabic, seconded by Yukon, in the matter of City File No. 04-037 (Oakville Estates), the Planning Commission **recommends** that City Council **approve** the **Final Site Plans**, dated received December 1, 2006 by the Planning and Development Department, with the following seven (7) findings and subject to the following sixteen (16) 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 driveways 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. *Automobile parking areas have been designed to avoid common traffic problems and promote safety. Further, deferred parking spaces have been identified on-site for future consideration.*
4. *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 neighborhoods.*
5. *The proposed development does not have an unreasonably 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.*
6. *The proposed Final Plan promotes the goals and objectives of the Master Plan that the City provides a variety of housing.*
7. *The proposed plan provides appropriate transition between the existing land uses surrounding the property.*

Conditions:

1. *That any remaining engineering issues identified in the HRC letter dated January 4, 2007 be addressed prior to issuance of a Land Improvement Permit.*
2. *That all proposed landscaping, material and tree protective fencing be*

reviewed and recommended for approval by the city's Landscape Architect prior to Final Approval by Staff.

3. *Submit irrigation system design for approval by the City's Landscape Architect, prior to Final Approval by Staff and prior to issuance of a Land Improvement Permit.*
4. *The Natural Features Setback Area shall be shown on revised plans, to be reviewed and approved by Staff prior to Final approval.*
5. *Remove note on Sheet LA-4.0 regarding stone bed in the John R right of way (at the western tip of entrance island) and show other material approved by Staff, prior to Final Approval.*
6. *Plantings associated with the buffer must be native Michigan plantings only (i.e., no cultivars), to be approved by the City's Wetland Consultant prior to obtaining a Land Improvement Permit.*
7. *Revise corner clearance measurements in accordance with City standards, prior to Final Approval by Staff.*
8. *Divide cost estimate into trees, shrubs, island trees and replacement trees categories, per the January 30, 2007 memo from the City's Landscape Architect, to be approved by same prior to Final Approval.*
9. *Revise Sheets LA-1.0 through LA-4.0 where appropriate to relocate shrubs shown on plans to increase shrub groups located between the adjacent residential properties and the proposed development; spaced no greater than 3'6" on center, as approved by the City's Landscape Architect prior to Final Approval by Staff.*
10. *Add a note to revised plan that proposed boardwalk will be approved by City Engineer prior to applicant obtaining a Land Improvement Permit.*
11. *Revise Sheet SP-3.0 to add one additional bench near the detention pond, to be approved by Staff, prior to Final Approval.*
12. *Revise Sheet C-5 (Utility Layout) to provide for 22 parking stalls, to be approved by Staff prior to Final Approval.*
13. *Revise Sheets A1 and A2 to accurately label the elevations, to be approved by Staff prior to Final Approval.*
14. *Revise Sheet LA-4.0 to show the location of the lamppost in the island, to be approved by Staff prior to Final Approval.*

Ms. Brnabic wished to add a condition regarding ADA requirements and detectable warnings. Mr. Anzek asked that a condition be placed regarding

adding a note to the plan to indicate the general area of the applied seeding for phase two. It would be important for the Landscape Architect.

15. Development shall conform to all ADA requirements, as reviewed by Staff prior to Final Approval.

16. Add note to Landscape Plans indicating where seeding shall occur in phase two, prior to Final Approval by Staff.

Aye: Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Reece, Schroeder and Yukon

Text of Legislative File 2007-0022

..Title

Request for Final Site Plan Approval - City File No. 04-037 - Oakville Estates PUD

..Body

Proposed Resolution For Consideration at the April 25, 2007 Regular Meeting

Resolved, that the Rochester Hills City Council hereby approves the Final Site Plans for Oakville Estates PUD, a 122-unit development on 26 acres located east of John R, north of School, Parcel Nos.15-24-100-037, -038, -009, -010, -040, -028, -019, -018, and -029, based on plans dated received December 1, 2006 by the Planning and Development Department, with the following findings and subject to the following 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 driveways 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. Automobile parking areas have been designed to avoid common traffic problems and promote safety. Further, deferred parking spaces have been identified on-site for future consideration.
4. 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 neighborhoods.
5. The proposed development does not have an unreasonably 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.
6. The proposed Final Plan promotes the goals and objectives of the Master Plan that the City provides a variety of housing.

7. The proposed plan provides appropriate transition between the existing land uses surrounding the property.

Conditions:

1. That any remaining engineering issues identified in the HRC letter dated January 4, 2007 be addressed prior to issuance of a Land Improvement Permit.
2. That all proposed landscaping, material and tree protective fencing be reviewed and recommended for approval by the city's Landscape Architect prior to Final Approval by Staff.
3. Submit irrigation system design for approval by the City's Landscape Architect, prior to Final Approval by Staff and prior to issuance of a Land Improvement Permit
4. The Natural Features Setback Area shall be shown on revised plans, to be reviewed and approved by Staff prior to Final approval.
5. Remove note on Sheet LA-4.0 regarding stone bed in the John R right of way (at the western tip of entrance island) and show other material approved by Staff, prior to Final Approval.
6. Plantings associated with the buffer must be native Michigan plantings only (i.e., no cultivars), to be approved by the City's Wetland Consultant prior to obtaining a Land Improvement Permit.
7. Revise corner clearance measurements in accordance with City standards, prior to Final Approval by Staff.
8. Divide cost estimate into trees, shrubs, island trees and replacement trees categories, per the January 30, 2007 memo from the City's Landscape Architect, to be approved by same prior to Final Approval.
9. Revise Sheets LA-1.0 through LA-4.0 where appropriate to relocate shrubs shown on plans to increase shrub groups located between the adjacent residential properties and the proposed development; spaced no greater than 3'6" on center, as approved by the City's Landscape Architect prior to Final Approval by Staff.
10. Add a note to revised plan that proposed boardwalk will be approved by City Engineer prior to applicant obtaining a Land Improvement Permit.
11. Revise Sheet SP-3.0 to add one additional bench near the detention pond, to be approved by Staff, prior to Final Approval.
12. Revise Sheet C-5 (Utility Layout) to provide for 22 parking stalls, to be approved by Staff prior to Final Approval.
13. Revise Sheets A1 and A2 to accurately label the elevations, to be approved by Staff prior to Final

Approval.

14. Revise Sheet LA-4.0 to show the location of the lamppost in the island, to be approved by Staff prior to Final Approval.
15. Development shall conform to all ADA requirements, as reviewed by Staff prior to Final Approval.
16. Add note to Landscape Plan indicating where seeding shall occur in phase two, prior to Final Approval by Staff.