

Planning and
Development

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DATE: February 24,2005

TO: Planning Commission

RE: Rochester College PUD

The applicant is appearing before the Commission to review their proposed PUD package. The intent of the meeting is to discuss issues related to the PUD and identify any specific concerns of the Commission prior to the final submission of the PUD agreement.

Listed below are issues that have been identified for discussion and recommendations regarding additional language that may be added to the PUD agreement prior to final submittal by the applicant.

Steep Slopes

The subject site is extremely limited by steep slopes; there are few areas to construct that are not impacted by this. The PUD utilizes a relaxation of the height restrictions to allow buildings to go higher and reduce footprints. This allows buildings to be constructed and reduce the grading associated with them.

- Staff recommends the Planning Commission consider relaxing the height requirements even further to allow the buildings proposed on the northern portion of the site to go higher than the proposed seven stories in an attempt to reduce the total number of building footprints proposed.
- Consideration should also be given to lessening the required and identified number of parking spaces on the plan and to allow a certain percentage of the spaces to be constructed at as small a dimension as acceptable. This would reduce the area taken up by parking lots and allow more buildable area away from the Clinton River and the more severe sloped areas.
- Staff is not suggesting that all development in these areas is restricted - the College needs this area for future expansion - but every possible measure should be considered to reduce the impact and assure that appropriate precautions are investigated at the time of Final Site Plan submittal.

Stormwater Management

Based on the proximity of the campus to the Clinton River it is important that all possible best practices for management of stormwater be utilized. It is impossible to determine what those may be for each phase of construction, however the following items should be considered now:

- Language incorporated into the PUD agreement acknowledging that the College will work in good faith to investigate and utilize best practices for stormwater maintenance with each phase of their development at the time final site plans are submitted. There are innovative and alternative designs for the handling of stormwater and with the projected lifespan of this document there may be new ideas in the future. It impossible now at the conceptual level to identify what may be appropriate at each phase but every effort should be made with final site plan review to identify options and incorporate the best solutions.
- The stormwater management zones identified on the plans should be removed and areas appropriate for any additional stormwater retention should be identified at the time of individual site plan submittal and review.
- Also, language should be included to eliminate any future “single point” discharge into the river and any opportunity to improve the existing management of water should be investigated.

Right-of-Way and Nonmotorized Path

As part of the PUD, the College is agreeing to dedicate the road frontage along Avon identified as future ROW.

- A portion of one of the existing parking lots on the campus projects into the ROW, Staff has no objection to the continued use of the ROW until such time as it is needed but that agreement should be identified in the PUD.
- The parking lot also obstructs the needed connection of the City’s pedestrian path to the proposed Clinton River Trail. Again the solution cannot be determined at this time but it should be agreed, and stated in the agreement, that at the time of Final Site Plan submittal for the next phase, a solution will be agreed to and that section of the path will be constructed.

Review and Approval Process

The review and approval process has been discussed regarding future phases of the development.

- Staff recommends that the language in the PUD reflect that each phase of the development is subject to full technical review and subject to the approval of the Planning Commission or both Planning Commission and City Council. The PUD should not change or lessen the normal process.

Additional Language

Staff recommends some additional language regarding the approval process and requirements for each phase. The PUD should make the following clear:

- That all applicable fire department, engineering, floodplain standards and requirements shall be met prior to approval of any phase regardless of its

consistence with the approved PUD and that the approved PUD in no way lessens or waives those requirements.

- The college, prior to any construction approval, will submit any information required by the Engineering Department or Building Department for verification of slope stability.
- That the College agrees to meet the Tree Conservation Ordinance for all future phases of development.
- That each phase of the development shall demonstrate sufficient storm and sewer capacity.
- The Historic District Study Committee recommends that any parking structure shall be at least 500 feet away from the modified district unless otherwise approved by the City's Historic District Commission.

In addition to the issues identified above there were several minor language changes provided to the college by Staff, the Planning Commission and the HDC. The college will review these and propose new language or address them as part of the Final PUD package.

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