



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2015-0181 V4

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Economic Development, ext. 2572

**DATE:** October 13, 2016

**SUBJECT:** Request for Planned Unit Development (PUD) Agreement Approval – City File No. 89-114.2 – Sanctuary in the Hills East Condominiums, a proposed 14-unit residential development, MacLeish Building, Inc., Applicant

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**REQUEST:**

Approval of Planned Unit Development (PUD) Agreement for Sanctuary in the Hills East Condominiums, a proposed 14-unit attached residential development consisting of seven buildings with two units each on 4.57 acres, located east of Sanctuary Blvd. and north of South Blvd.

**BACKGROUND:**

This is the second step in the PUD process. At the first stage, PUD Concept Plan review, the Planning Commission and City Council determined that the Concept Plan met the qualifying criteria for use of the PUD option and the major elements of the development such as density, layout and building design, with the understanding that the details would be reviewed during step two at which time a full site plan based on the approved PUD concept plan and PUD Agreement are submitted. City Council approved the PUD Concept Plan for the Sanctuary in the Hills East Condominiums on June 6, 2016.

The use of a PUD allows the City to approve attached housing, an alternative that is noted in the Master Plan as something the City would like to offer its residents. The site is surrounded by residential zoning (to the east is the Sanctuary in the Hills development zoned RCD One Family Cluster) and developed with homes and a school to the north. The development is planned as an extension of the Sanctuary in the Hills development. The plan includes a portion of a City-owned parcel to the south that the applicant is in the process of purchasing. There is also a paper road running north/south through the development that is in the process of being vacated per a condition of the approval.

The site will be accessed from Sanctuary Blvd. to a private, internal cul-de-sac. A sidewalk was initially required by the Planning Commission to connect to the wood chip path; however, it was determined at the City Council meeting that a sidewalk was not necessary for a project of this size and isolation. Please refer to the Planning memo of August 24, 2016 and the May 17, 2016 Planning Commission minutes and page 17 of the Council minutes for further details. A wetland use permit is also required and a request is included to impact approximately 0.05 acres (2,400 sq. ft.). As recommended by ASTI Environmental, a retaining wall will be constructed to minimize impacts. The Planning Commission followed ASTI's recommendation to remove the access drive along Sanctuary Blvd, which would eliminate 0.02 acres of permanent wetland impact and in lieu of constructing that access road, and the applicant will provide \$10,000 into an escrow account with

the Homeowner's Association to access the pond when needed. Please refer to ASTI's attached letter, dated August 11, 2016.

There were several conditions placed on the PUD Agreement motion as recommended by the Planning Commission including the following:

4. Add a timeframe of five years for commencement and completion of improvements associated with the development to the PUD Agreement, prior to City Council approval. *This has been added to the Agreement.*
5. The applicant shall enter into a Hold Harmless Agreement with the City regarding the road vacation, prior to City Council approval. *This has been provided to the City.*
6. In conjunction with the final approvals from City Council, the property owner shall obtain the vacation of the City's interest in the paper streets. *The road vacation is in process.*

The applicant has submitted a revised PUD Agreement adding a timeframe for development and a signed hold harmless agreement therefore those conditions have been met and were not carried over to the resolution provided this evening. The City's Engineering Department has brought forward an application for the road vacation, and condition #6 remains to ensure that this development can only occur if the road is vacated.

The Final PUD Plan for Sanctuary in the Hills East Condominiums is essentially the same as the Concept Plan. Finding that the proposed PUD Agreement and Final Site Plans met the requirements for Final PUD Recommendation, at its September 20, 2016 meeting, the Planning Commission unanimously recommended approval of the proposed PUD Agreement, Wetland Use Permit and Final Site Plans and approved a Natural Features Setback Modification with findings and conditions. Please refer to the attached Minutes from the September 20, 2016 Planning Commission for further details.

**RECOMMENDATION:**

The Planning Commission recommends approval of the PUD Agreement for the Sanctuary in the Hills East Condominiums, City File No. 89-114.2 subject to the findings and conditions noted in the attached resolution.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		