



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2015-0181 V3

TO: Mayor and City Council Members

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

DATE: May 27, 2016

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

REQUEST:

Approval of a Preliminary Planned Unit Development (PUD) concept plan 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. 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 will need to be vacated, and the applicant has applied for a vacation of this road.

The site will be accessed from Sanctuary Blvd. to a private, internal cul-de-sac and a sidewalk has been recommended along the south side of the street as a condition of approval to connect to the path leading to the open space area. The site contains two wetland areas, the westernmost one is a 0.68 acre high quality wetland that is regulated by the city and MDEQ with minimal impacts and the easternmost one is a 0.09 acre low quality wetland that is not regulated and is proposed to be filled. A wetland use permit will be required at the next step for the minimal impacts, estimated at this time to be 0.08 acres, however as a condition of approval, 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 the applicant will work with the Engineering Dept. to come up with an alternate solution. Refer to the ASTI review letter dated April 27, 2016 for additional information.

BACKGROUND:

The PUD option is intended to permit flexibility in development that is substantially in accordance with the goals and objectives of the City's Master Land Use Plan at the discretion of the City Council. The PUD option seeks to:

- Encourage innovation to provide variety in design layout
- Achieve economy and efficiency in the use of land, natural resources, public services and utilities
- Encourage the creation of useful open spaces
- Provide appropriate housing, employment, service and shopping opportunities

The PUD option can permit residential uses of non-residentially zoned land and increased density. The PUD review process consists of a two step process as follows:

1. **Step One: Concept Plan.** The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be developed. This step requires a Planning Commission public hearing and recommendation to City Council followed by review by the City Council.
2. **Step Two: Site Plan/PUD Agreement.** The second step in the process is to develop full site plans based on the approved PUD concept plan and to submit the PUD Agreement. At this time, the plans are reviewed for compliance with all City ordinance requirements, the same as any site plan. This step requires a Planning Commission recommendation to City Council followed by review by the City Council. If Council approves the Preliminary PUD Concept Plan, a Wetland Use Permit would be applied for at the final stage.

During concept plan review, the Planning Commission and City Council should be evaluating whether the proposed PUD concept plan meets 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 will be reviewed during step two of the process. Please refer to the staff letter to the Planning Commission dated May 10, 2016 for more detail on the qualifying criteria. In this case, the applicant has completed a lot of the work necessary for site plan approval, and the City has the ability to approve setback or parcel size modifications proposed as part of the PUD. If the PUD concept plan is approved, the burden is on the applicant to maintain compliance with the overall layout and density approved with the concept plan while still meeting the City’s technical requirements.

The Planning Commission held a public hearing and finding that the proposed PUD concept plans met the qualifying criteria for use of the PUD option, recommended approval of the proposed PUD concept plan at its May 17, 2016 meeting with several findings, including modifying several setbacks, and conditions as stated in the attached resolution. Several neighbors spoke about the elimination of the access road to the detention pond, access to the development, environmental impacts and making sure the site was developed as proposed. The applicant has committed to continue working with the City and the neighbors as the site is constructed. Please refer to the Planning Commission minutes dated May 17, 2016.

RECOMMENDATION:

Finding that the proposed PUD concept plan meets the criteria and objectives of the zoning ordinance, the Planning Commission recommends approval of the PUD concept plan for Sanctuary in the Hills East Condominiums PUD, City File No. 89-114.2, subject to the findings and conditions noted in the Planning Commission’s recommendation of approval.

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