



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2014-0083 V3

TO: Mayor and City Council Members

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

DATE: July 11, 2014

SUBJECT: Request for Planned Unit Development (PUD) Concept Plan Approval – City File No. 14-008 – Sanctuary at Rivers Edge, a proposed 20-unit one-family residential development located on approximately 6.2 acres

REQUEST:

Approval of a Planned Unit Development (PUD) Concept Plan for the Sanctuary at Rivers Edge, a proposed 20-unit one-family residential development on 6.19 acres located east of Livernois and north of Avon (south of Harding).

BACKGROUND:

A review of the Concept Plan is the first step in the PUD process. At this stage, the Planning Commission and City Council review general development characteristics such as road layout, number of units, and basic engineering design to determine if the proposed plan meets the criteria and objectives of the PUD Ordinance. If the Concept Plan is approved, the applicant may proceed to the second step, which is to develop a detailed Site Plan and PUD Agreement based on the approved Concept Plan. Please refer to the attached Staff Report for the PUD review process.

The proposed Sanctuary at Rivers Edge PUD abuts City-owned property and a home to the west; Helmand road with three homes to the north, which are between Castell and Peach St.; one home on 2.6 acres to the east and the Clinton River Trail to the south. A gated access to the Trail is proposed for the residents of the development. The site will be accessed from Peach St. Helmand (south of Harding) and Peach are partially gravel roads, and the applicant plans to pave a portion of each to their entry way. The access to Castell to the west will be closed to the residents of the development, but will be used, if necessary, by emergency vehicles. The site has a small, .21-acre regulated wetland, which the applicant is requesting to fill, and a Wetland Use Permit will be applied for from the DEQ, if applicable, and from the City at Final PUD review. The site is zoned and master planned RCD, One Family Cluster, which allows attached housing. The applicants prepared a comparison plan with attached housing, which showed 30 homes; however, they are pursuing 20 single-family lot sizes to be comparable in size to those in the abutting City of Rochester, which is across Harding to the north. The net density of the proposed PUD (3.25 units per acre) is less than what could be built under RCD. The applicant is proposing 2,500 to 4,000 square-foot, upscale homes. Please see the attached elevations for a variety of the proposed homes.

Along with the detention pond; bio-swales are proposed for the rear of the lots to the east, west and south to collect and clean water before it flows to the detention system and then to the Clinton River. There is a man-made slope on site (the applicants uncovered plastic and other debris). Man-made slopes are exempt in the steep slope ordinance.

The internal private road is proposed at 28 feet (50-foot right-of-way) with 5-foot sidewalks and a cul-de-sac designed to the Fire Department's standards. A sidewalk waiver will be required for the south side of Helmand at Final PUD review.

A Public Hearing was held by the Planning Commission on June 17, 2014. The Planning Commission unanimously recommended approval of the proposed Concept PUD Plan with findings and conditions, and established that the PUD Concept Plan meets the intent and requirements of the PUD ordinance. Several neighbors spoke about concerns for the wetland area, believing it to be much larger than delineated. There was also mention about traffic increases on Harding. Please refer to the attached Minutes from the June 17, 2014 Planning Commission meeting for further details.

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 the Sanctuary at Rivers Edge, City File No. 14-008 subject to the findings and conditions noted in the attached Resolution. The PUD Qualification Criteria can be found on the 3rd page of the staff report to the Planning Commission.

The applicant will be present to provide an overview of their development.
Thank you.

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