



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 10/15/14
Re: File No.: 14-008
Project: Sanctuary at Rivers Edge, Review #1 - Final Pud
Parcel No: 70-15-15-403-010
Applicant: JM Properties LLC

No comment.

RECEIVED

OCT 15 2014

PLANNING DEPT.



BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer
To: E. Anzek, S. Roediger, Planning Department
Date: December 11, 2014
Re: Sanctuary at Rivers Edge – Review #2
Sidwell: 15-15-403-010
City File: 14-008

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: SP-1.0 thru SP1.7, LA-1.0 thru 1.9, LA-2.0 & 2.1, E-1.0 & 1.1, TruDesign Plans and Elevations

References are based on the Michigan Residential Code 2009.

Previous comments have been addressed, approval recommended based on the following conditions being met prior to issuance of a building permit:

1. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.
 - a. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
 - b. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Side-entry garage: 2% minimum, 4% maximum.
 - iii. Negative slope driveway: 2% minimum, 7% maximum

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



Parks & Forestry
Michael A. Hartner, Director

To: Ed Anzek
Sara Roediger
From: Gerald Lee
Date: December 5, 2014
Re: Sanctuary at Rivers Edge
Review #2 - Final PUD
File #14-008

Forestry review pertains to right-of-way tree issues only.

Entrance Landscape Plan, Sheet LA-1.5:

Note No. 2 needs to say, "All plant material installed in the landscaped areas within the identified clear zones, will not exceed an unmaintained, mature height of 30 inches."

Shrubs need to be planted a minimum distance of 5'-0" from the proposed sidewalk.

GL/cf

cc: Sandi DiSipio, Planning Assistant



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton JRB
To: Ed Anzek / Sara Roediger
Date: December 8, 2014
Re: Sanctuary at Rivers Edge PUD, Section 15, City File #14-008
Final Condo plan PUD Review #2

Engineering Services has reviewed the final condominium plan PUD received by the Planning Department on November 26, 2014, for the above referenced project. Engineering Services recommends approval with the following comments:

General

1. Provide soil borings to show the types of soils that exist and the ground water elevation.

Storm Sewer

1. Revise the storm sewer detention calculations due to the bioswales being removed.

Traffic

1. On Sheet SP-1.1, remove the proposed traffic sign "No Through Traffic" from the Helmund right-of-way. This is not an acceptable traffic sign.
2. The "right-of-way" along Flora Valley Ct is fine at 50 feet. Previous comment was in reference to right-of-way along Helmund. Label the existing right-of-way and master planned 60 foot right-of-way. It appears that additional half-width right-of-way will need to be dedicated to the city.
3. Sheet LA-1.4 calls out a private gate, however, response letter states that all gates have been removed from project.
4. On Sheet LA-1.4, the private street name sign should be moved from the north side of Helmund to either corner at Flora Valley Ct street approach on south side of Helmund. A STOP sign (R1-1) should also be shown for Flora Valley Ct egress onto Helmund.

Sidewalk/Trailway

N/A

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate and fee and construction plans to get the construction plan review process started.

JB/bd

c: Allan Schneck, P. E.; DPS Director
Paul Davis, P.E., City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS

Sheryl McIsaac, Office Coordinator; DPS
Joe Aprile, Engineering Aide; DPS
Sandi DiSipio; Planning & Development Dept.
File



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: December 9, 2014
Re: Sanctuary at River's Edge

FINAL PUD REVIEW

FILE NO: 14-008

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

Lt. William A. Cooke
Fire Inspector



*Investigation • Remediation
Compliance • Restoration*

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December 3, 2014

Sara Roediger
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

**Subject: File No. 14-008 Sanctuary at Rivers Edge PUD;
Wetland Use Permit Review #3;
Plans received by the City of Rochester Hills on
November 24, 2014**

Applicant: JM Properties LLC

Dear Ms. Roediger:

The above-referenced project proposes to construct 20 residential units on a 6.163-acre property as a Planned Unit Development (PUD). The site is located on the south side of Helmand Street, east of Livernois Road, south of University Road, and north of Avon Road. The subject site includes wetlands regulated by the City of Rochester Hills and likely the Michigan Department of Environmental Quality (DEQ).

ASTI has reviewed the site plans received by the City on November 24, 2014 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration. Please note that ASTI has not reviewed a draft PUD agreement between the applicant and the City prior to publication of this wetland review.

COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.

2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.
- a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination previously completed by King and MacGregor Environmental for the subject property, which was confirmed in the field by ASTI on May 30, 2014. The Current Plans show that the on-site wetlands (Wetland A, B, and C) are within 500 feet of the Clinton River to the south, therefore making these wetlands regulated by the City and likely the DEQ. Based on previously reviewed information from the applicant and ASTI's on-site inspection in May 2014, ASTI agrees with the depiction of the on-site wetland areas on the Current Plans. Additionally, the on-site wetland areas are of medium to low ecological quality and should not be considered a vital natural resource to the City.

The response document associated with the Current Plans from Apex Engineering Group Inc. dated November 20, 2014, state the wetland delineation as shown on the Current Plans was completed in November of 2012 by King & MacGregor Environmental, Inc. This is to ASTI's satisfaction. The applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years.

3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
- a. The Current Plans indicate that the entirety of Wetland A and Wetland B as shown on the Current Plans will be impacted as part of the project. Additionally, the applicant has added a table stating the impacts to each on-site wetland in acres. Revised plans should also state all wetland impacts in square feet per the City Zoning Ordinance.
 - b. The Current Plans show no impacts to Wetland C. Moreover, Wetland C is proposed to be preserved as open space, which is in the spirit of a PUD. This is to ASTI's satisfaction.
4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
- a. A DEQ Part 303 Permit and a Wetland Use Permit from the City are required for this project as proposed. Once a DEQ permit is received by the applicant, it must be submitted to the City for review. The Current Plans show 0.20 acres of

DEQ- and City-regulated wetland will be impacted as part of the project. The applicant should be aware that the DEQ can waive wetland mitigation for impacts under 1/3 acres to DEQ-regulated wetland. If the DEQ determines wetland mitigation is applicable to this project, the applicant must supply a detailed mitigation design and planting plan as part of revised plans.

5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
 - a. Should the City accept the applicant's submittal to develop the subject property as a PUD, subject to final review and approval as part of the site plan review process, the on-site Natural Features Setback regulations can be waived by the City at its discretion. Moreover, it is ASTI's opinion that all areas of Natural Features Setback on-site are of low ecological quality and ASTI would recommend any applicable Natural Futures Setback modification for the proposed actions as presented in the Current Plans.
 - b. The Current Plans show that the Natural Features Setback associated with Wetland C is to be preserved as open space. This is within the spirit of a PUD and is to ASTI's satisfaction.

RECOMMENDATION

ASTI recommends the City approve the above-referenced project contingent upon the applicant addressing the items contained in Comment 3.a on revised plans.

Respectfully submitted,

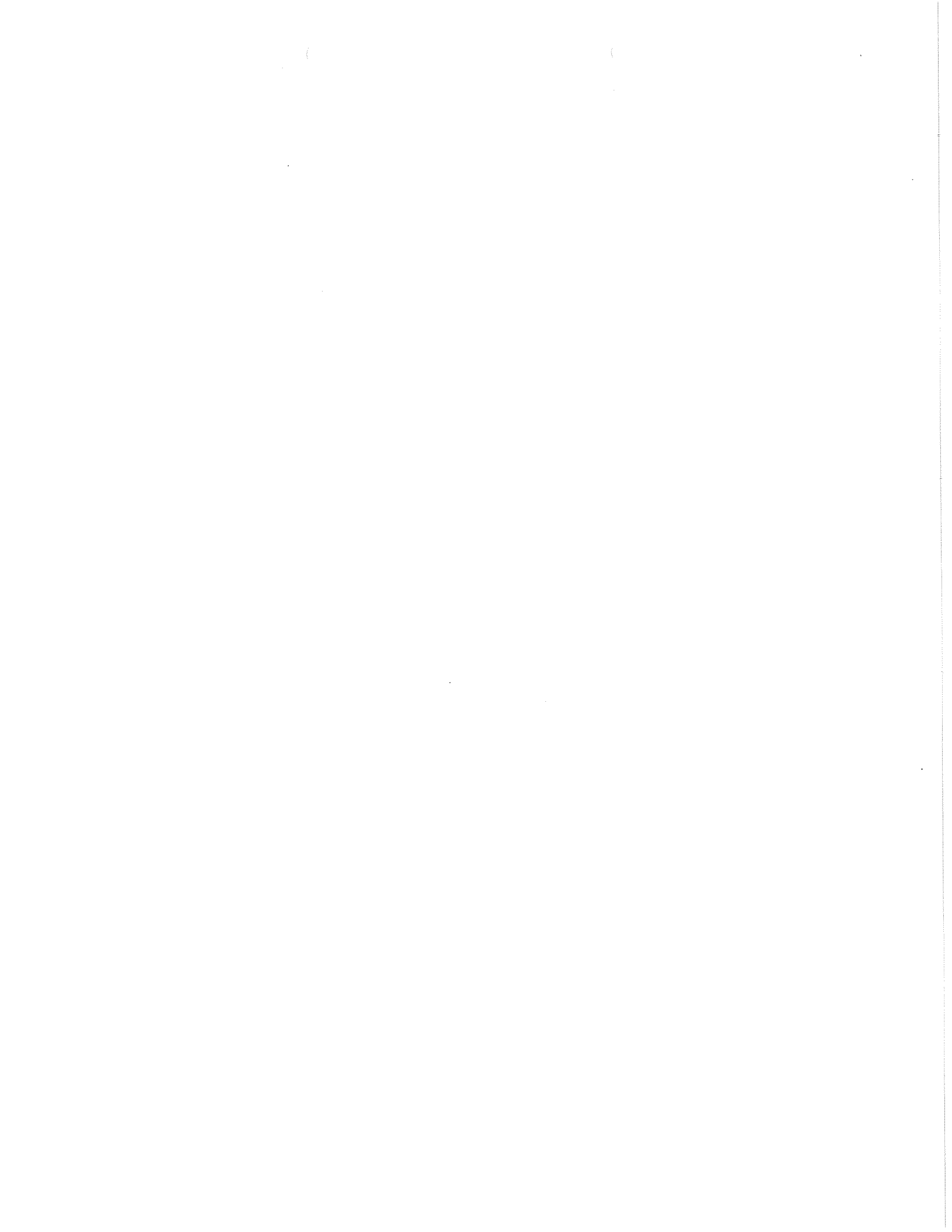
ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist



Dianne Martin
Director, Resource Assessment & Mgmt.
Professional Wetland Scientist #1313





Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 12/8/2014
Re: **Sanctuary at Rivers Edge PUD (City File #14-008)**
Final PUD Site Plan - Planning Review #2

The applicant is proposing a 20-unit single-family condominium Planned Unit Development (PUD) on a 6.19-acre site located north of Avon, east of Livernois and south of Harding. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. This project is scheduled for a public hearing at the upcoming December 16, 2014 Planning Commission meeting.

1. **Background.** This project has received Preliminary PUD and Conceptual Plan approval from City Council on July 21, 2014 following a recommendation from the Planning Commission at their June 17, 2014 meeting with the following findings and conditions, applicable comments from staff are italicized.

Findings:

1. The proposed PUD Concept plan meets the criteria for use of the Planned Unit Development option.
2. The proposed PUD Concept plan meets the submittal requirements for a PUD concept plan.
3. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions:

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan. *In compliance, the final plan is consistent with the approved concept plan.*
2. The site plans, including but not limited to landscaping, engineering, tree removal and wetland use/buffer modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan. *In compliance.*
3. The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan. *In compliance.*
4. Recommendation by the Planning Commission and approval by City Council of a Wetland Use Permit and submittal of an MDEQ Wetland Permit at Final PUD review, with the plans to address comments from ASTI's letter dated June 2, 2014. *In compliance, minor changes are needed per ASTI's review letter dated December 3, 2014.*
5. Approval of a Tree Removal Permit by Planning Commission at Final PUD review.
6. Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review. *Staff and the City attorney have reviewed the draft PUD Agreement and have no additional comments:*
7. Obtain a Sidewalk Waiver from City Council for the south side of Helmand at Final PUD Review. *Not applicable, RCD District does not require sidewalks; therefore a waiver is not required, however to improve walkability in the area, the applicant has provided a sidewalk along the south side of Helmand and internal to the site per staff's recommendation. In addition, the applicant has offered to extend the sidewalk along the south side of Helmand to connect to the proposed off-site trail connection east of the site. The applicant shall work with the Engineering Department to design and locate the sidewalk within the right-of-way.*

8. Address comments from the Engineering memo dated June 10, 2014 applicable to Final PUD submittal, including obtaining a Steep Slope and Flood Plain determination and from the Fire Department memo dated June 12, 2014. *In compliance.*
 9. Submittal of an Environmental Impact Statement (EIS) with Final PUD review. *An EIS must be submitted.*
2. **PUD Requirements (Section 138-7.100-108).** 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 development shall be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another. The PUD option seeks to:
- Encourage innovation to provide variety in design layout
 - Achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities
 - Encourage the creation of useful open spaces
 - Provide appropriate housing, employment, service and shopping opportunities

The PUD option can permit:

- Nonresidential uses of residentially zoned areas
- Residential uses of nonresidential zoned areas
- Densities or lot sizes that are different from the applicable district(s)
- The mixing of land uses that would otherwise not be permitted; provided that other objectives are met and the resulting development will promote the public health, safety and welfare

Review Process

The PUD review process consists of a two step process as follows:

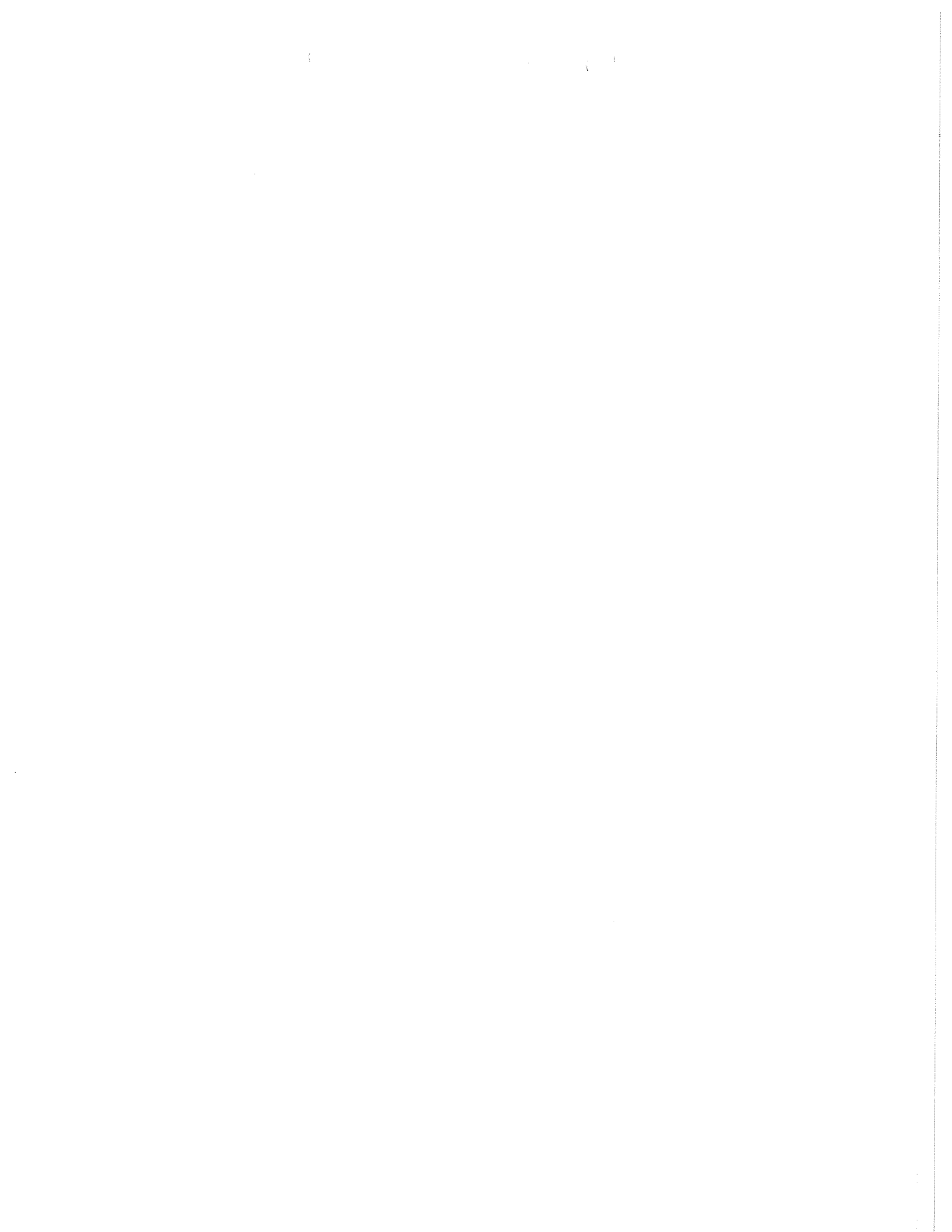
- a. **Step One: Concept Plan.** The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance 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.
 - b. **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.
3. **Zoning and Land Use (Section 138-4.300 and 138.6.200).** The site is zoned RCD One Family Cluster District, however the applicant is proposing to develop the site with a PUD option. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	RCD One Family Cluster	Vacant	Residential 3
North	R-4 One Family Residential	Single family homes	Residential 3
South	R-4 One Family Residential	Clinton River Trail	Special Purpose
East	RCD One Family Cluster	Single family home	Residential 3
West	RCD One Family Cluster	Vacant & single family home	Residential 3

4. **Site Layout** (Section 138-5.100 and Sections 138-6.200-207). Refer to the table below as it relates to the area, setback, and building requirements per the approved PUD Concept Plan.

Requirement	Proposed	Staff Comments
Max. Density 3.25 dwelling units/acre=20 units	20 units (3.25 units per acre)	In compliance
Min. Lot Standards As illustrated on the PUD Concept Plan	7,199 sq. ft. to 11,295 sq. ft. lots	In compliance
Max. Height 35 ft.	35 ft.	In compliance
Min. Front Setback 20 ft.	25 ft. to 45 ft.	In compliance
Min. Side Setback (each/total) 5 ft./15 ft.	5 ft./15 ft., 20 ft. corner	In compliance
Min. Rear Setback 30 ft.	30 ft. to 35 ft.	In compliance
Min. Floor Area 2,500 sq. ft.	2,500 sq. ft. to 4,5000 sq. ft.	In compliance
Min. Open Space 1.54 ac.	1.54 ac.	In compliance

5. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The Tree Conservation Ordinance regulates the site in that all regulated trees removed must be replaced on a one for one basis. There are 275 surveyed regulated trees, all of which are proposed to be removed. The plans indicate that the number of replacement trees will equal or exceed the amount of trees required.
6. **Landscaping** (Section 138-12.100-308 and Section 122-304(7)). The amount, size and diversity of landscape plantings are consistent with the approved PUD Concept Plan.
7. **Architectural Design** (Architectural Design Standards). The proposed building elevations are consistent to the elevations submitted as part of the approved PUD concept plan and are attractive and well-detailed. Individual homes must be designed to meet the intent of the Architectural Design Standards and will be reviewed under a separate permit issued by the Building Department.
8. **Signs.** (Section 138-8.603). Subdivision entry signage is indicated on the plans. All signs must meet the requirements of Section 138-8.603 and Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.
9. **Clinton River Trail Corridor Connection.** The City wishes to maintain a consistent look and feel along the Clinton River Trail. As such, the applicant has modified the connection from the proposed project to match the appearance of the Trail using a culvert pipe (size to be determined by Engineering), covered with dirt and compacted chipped limestone as the walk/trail surface. Any questions related to the design and appearance of the connection should be directed to Mike Hartner, Parks Department Director at 248.656.4673 or hartnerm@rochesterhills.org.





FIRE DEPARTMENT
Sean Canto, Fire Chief

From: Vince Foisy
To: Planning Dept.
Date: Nov 25, 2014
Re: The Sanctuary at River's Edge - Section #15 - Review #2

APPROVED

The street names submitted on the drawings stamped received by Planning on 11/24/14 have been reviewed as follows:

The following name(s) is/are Approved:

Prefix	Street Name	Suffix
	Flora Valley	Ct

The following name(s) is/are Not Approved:

Prefix	Street Name	Suffix

NOTE: Requests must not be, Like, Similar and or Sound alike names to ones already approved

To speed your review process up I recommend that you contact me by fax or Email with proposed names prior to your re-submittal:

Email: foisyv@rochesterhills.org FAX: 248.841.2730

If you have any further questions please contact me at 248.841.2709

VINCENT B. FOISY
Supervisor of Communication Systems

cc: File

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ENVIRONMENTAL IMPACT STATEMENT

“SANTUARY AT RIVERS EDGE”
A PROPOSED 20 UNIT SITE CONDOMINIUM
A PLANNED UNIT DEVELOPMENT

Part of Section 15
Rochester Hills, Michigan
DECEMBER 1, 2014

Prepared by:

APEX ENGINEERING GROUP, INC.
2959 Rambling Way
Bloomfield Hills, Michigan 48302
(586) 876-3947

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PART I ANALYSIS REPORT

PAST AND PRESENT STATUS OF LAND

A. *What are the characteristics of the land, waters, plant and animal life present?*

1. Location:

The property is located in the south half of Section 15, City of Rochester Hills and contains approximately 6.16 acres. The parcel is situated on the south side of Helmand, between Rochester and Livernois Roads.

2. Current Use:

The land is currently zoned RCD, Residential Cluster Development. This allows for an attached single family housing product.

3. Characteristics of the Land:

The property is irregular in shape with one hundred and sixty (160) feet of access frontage along Helmand. The elevation is highest along the north boundaries with sloping topography to the south of the site. There is approximately thirty (30) feet of elevation change across the parcel.

4. Soils:

The soil on the site consists of an upper layer of topsoil with an underlying stratum of fine sand and sandy loam and an area of muck. The slopes may need to be lessened with sufficient compaction for building development, and for road and utility installations. Information was taken from the Soil Survey of Oakland County as published by the United States Department of Agriculture, Soil Conservation Service.

5. Ground Water:

Ground water elevations may vary with the slope of the land. Shallower ground water is generally associated with the above soil classifications. A water table is indicated at four (4) feet in the Geotechnical report for the soil boring in the location of the proposed detention basin. Public water main is available for this development. An extension of the public water main into the development will be necessary to provide water for the project.

6. Watershed and Drainage:

The site watershed drains from the north to the south. The proposed storm water run off will be directed into the detention basin at the southwesterly corner of the site. The on-site storm water will be collected by a storm water conveyance system and routed to the detention basin. Pursuant to the City requirements, the same amount of storm water drainage will leave the site as it was in pre-development conditions.

7. Flood Plains and Wetlands:

There is not any 100-year flood plain on this site. City and State regulated wetlands exist on the site. The wetlands were identified, flagged and mapped by King and MacGregor Environmental and a wetlands report completed by Holloway Environmental Consulting. The wetlands are shown on the Existing Conditions and Natural Features Plan.

8. Vegetation:

The majority of the site is wooded and the remainder is brushy. There are numerous deciduous on the site that have been tagged and identified and shown on the Existing Tree Plan.

9. Wildlife:

A wildlife survey indicates signs of (or likelihood of) rabbits, raccoons, skunks, deer, snakes, field mice and a variety of birds such as robins, grackles, jays and sparrows. Basically, wildlife associated with a typical suburban area.

B. *Is there any historical or cultural value to the land?*

The parcel is not listed by Parcel Identification Number to be in any Historic District.

C. *Are there any manmade structures on the parcel?*

There are not any existing structures on site.

D. *Are there important scenic features?*

The site is higher at the north end of the parcel. Proposed residences will have views of the Clinton River valley to the south. Direct access to the Clinton River Trail is available across the entire southerly property line.

E. *What access to the property is available at this time?*

Access is available across the entire one hundred and sixty (160) feet of the Helmand right of way frontage.

F. *What utilities are available?*

Detroit Edison (electric), telephone and internet services, Consumers Energy (natural gas), and cable and satellite television. A public sanitary sewer is available to the east of the parcel in the Clinton River Trail right of way. The onsite sanitary sewer will connect to this public sewer. Public water main is also available on the north side of the Helmand R.O.W.

PART II
THE PLAN – SMALL RESIDENTIAL

A. *Description of the Project.*

A detached single-family residential site condominium Planned Unit Development is proposed for the parcel.

B. *Number of Units by Type.*

Twenty (20), single-family detached-condominium units are proposed. Numerous building types with multiple floor plan and elevation options are available.

C. *Marketing Format, i.e., Rental, Sale, Condominium.*

The units will be marketed and sold as “Single family Site Condominium” project.

D. *Projected Price Range.*

The projected price range for the each is expected to be \$500,000 to \$700,000

E. *Type of Traffic Generated by the Project.*

An industry per household standard for attached single-family residences is eleven (11) trips per day. Twenty (20) homes will generate approximately two hundred and twenty (220) trips per day for the proposed development.

PART III IMPACT FACTORS

A. *What are the natural and urban characteristics of the plan?*

1. *Total number of acres of undisturbed land:* Negligible. A pocket of existing wetlands are to be protected along the easterly property line
2. *Number of acres of wetlands or water existing:* 0.20 acres of regulated wetlands.
3. *Number of acres of water to be added:* Zero. A detention basin is proposed with a water surface to be determined based on the existing water table
4. *Number of acres of private open space:* Refer to Site Plan for open space calculations.
5. *Number of acres of public open space:* Zero.
6. *Extent of off-site drainage:* Additional run-off will be directed into a storm water collection system and subsequently stored in a detention basin. The site plan will be designed so that the natural drainage will be changed as little as possible. However, some grade changes are inevitable. Any increase of run-off will be retained by the detention basin. The rate of run-off will remain the same, although the duration of the absorption will be increased to lessen the impact.
7. *List any community facilities included in the plan:* A five (5) feet wide non-vehicular pathway is proposed along the south side of Helmand. A private connection to the existing Clinton River Trail is proposed for the development. A public connection to the east along the City property has been discussed to be provided as part of the Planned Unit Development.
8. *How will utilities be provided?* All utilities that will service the development will be brought to the site at the developer's expense under supervision of the City of Rochester Hills and Oakland County inspectors. The site plan as submitted is designed with public water mains and sanitary sewers.

B. *What is the current planning status?*

The property is currently zoned RCD, Residential Cluster Development. The comments obtained from a preliminary concept plan review and Planning Commission Workshop have been addressed and incorporated into the Planned Unit Development ("PUD") Condominium Plan. If the site plan is approved, the land development process will proceed. Following PUD approval, engineering plans will be submitted to the appropriate agencies for review.

C. *Projected timetable for the proposed project?*

The construction of the project is projected to commence immediately following engineering approval. The total utility installation and building construction will most likely be on the order of six (6) months to two (2) years.

D. *Describe or map the plan's special adaptation to the geography.*

The twenty (20) units will have driveway access to the internal Private roadway system, with access to Helmand. The site abuts City open space, which is zoned RCD, Residential Cluster Development to the west and has one (1) single family residence abutting the easterly property line also zoned RCD. The zoning to the north is classified as R-4, single family residential. South of parcel is the Clinton River Trail and is zoned SP.

E. *Relation to surrounding development or areas.*

The project sits amongst a typical suburban setting of single-family residential. A connection to Rochester Road, a major north-south travel corridor is located approximately one half mile to the south. A connection to M-59, a major regional east-west travel corridor is located approximately three (3) miles to the south.

F. *Has the project regional impact? Of what extent and nature?*

Regional impact is not anticipated, however, prospective purchasers will most likely relocate from the Oakland County and Macomb County real estate markets.

G. *Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.*

The main adverse effects expected during construction are in the areas of soil erosion and sedimentation control and typical noise and dust associated with the construction trades. In order to keep these effects to a minimum, a soil erosion and sedimentation control plan will be implemented as a part of the engineering plans. The site will be monitored and all rules and regulations will be followed in accordance with the law. The minor disruptions of traffic flow on Helmand will be kept to a minimum as construction begins, as well as any utility connections that are required for the extension of and connection to public services.

H. *List any possible pollutants.*

No known pollutants exist on site. No unusual pollutants are expected from this specific development, barring any unexpected or unavoidable accidents (e.g. sewer or gas line break, fire, or natural disaster).

I. *What adverse or beneficial changes must inevitably result from the proposed development?*

1. Physical:

a. Air Quality: This development should have little effect on air quality because electricity or gas will be used for heating. There will be little pollutant discharge into the air. The small amount of vehicular traffic generated from this project will also have little effect on the quality of the air, especially with the increase of pollution control devices on newer vehicles.

b. Water Effects:

i. *Sanitary Sewerage:*

A public sanitary sewer will be installed with this project to make a connection to the public sanitary sewer in Clinton River Trail right of way.

ii. *Storm Water:*

The only influence on water quality will be the result of increased storm water drainage from the impervious areas created as a result of the proposed private road, walkways, residences and driveways. However, a majority of the storm water will be directed to and retained by a detention basin, thus reducing any effects of flooding and increasing the ability to recharge the aquifer. The silt and sedimentation will be controlled by the implementation of sedimentation control devices and soil erosion measures as part of the design of the detention/sedimentation basin feature of the storm water conveyance system.

c. Wildlife Habitat:

A large number of the interior deciduous trees are anticipated to be removed from the site as part of the underground utility installation and construction of the residences. Every effort to preserve a number of the perimeter trees will be made. The birds, squirrels and raccoons may be displaced to neighboring, offsite parcels. However, as part of the development process, new trees and landscaping will be planted and the displaced creatures may return in time.

d. Vegetation Cover:

Tree removal will be according to the City's tree conservation ordinance and the tree replacement will be accounted for during the land development process. All of the disturbed areas will be sodded or planted with ground cover in conjunction with typical residential landscaping.

e. Noise:

All noise associated with the subdivision will be normal sounds typical of any single-family residential subdivision. The only adverse noise may result during the construction phase of the project.

f. Night Light:

It is not anticipated that there will be any night-light associated with this development. Only exterior porch and possible garage door lighting will be present. These nighttime lights will be for security purposes and should not pose any additional adverse effects when compared to the adjacent uses. Headlights from vehicles may sweep across neighboring parcels, which will be reduced or eliminated by the design of the landscaping and the architecture of the residences. It is anticipated to be a mix of rear entry and side entry garage configurations.

2. Social:

a. Visual:

One or two residences will be visible from the Helmand right-of-way. The site decreases in elevation from the north to the south and most of the residences along the proposed private drive may be viewed from the Clinton River Trail to the south. However, only two residences directly abut the trailway.

b. Traffic:

The development of a residential site will ultimately increase the vehicular traffic in the area. The trips generated are derived from a highway capacity manual and will be approximately eleven (11) trips per household per day for a total of two hundred and twenty (220) trips per day. The existing level of service along the Helmand right of way will accommodate the increase in the generated number of trips from the proposed development. Helmand is

currently a gravel road and additional improvements and paving to meet the existing pavement in Peach are proposed.

c. Modes of Transportation:

A walkway across the parcel along the Helmand frontage shall be provided as part of the development. At least one connection and possibly two points of access to the Clinton River Trail are proposed as part of the proposed Planned Unit Development.

d. Accessibility of Tenants to:

1. Recreation:

The future residents of this development will be provided with many recreational activities in the greater Rochester Hills area. The Clinton River Trail is adjacent to the proposed development. Downtown Rochester is within walking distance from this project.

2. Schools, Libraries:

There are schools within a few miles of this project. A public library is located in downtown Rochester, approximately one (1) mile away.

3. Shopping:

The future residents will have easy access and have a beneficial impact on convenience and community shopping in and around the Greater Rochester/ Rochester Hills and the Troy areas.

4. Employment:

Not applicable to this project.

5. Health Facilities:

The health needs for the future residents can be accommodated by the numerous private medical practices and clinics in the greater Rochester Hills Area. The project is located within a mile to Crittenton Hospital. Lifetime Fitness is located south of the site and is within walking distance to the proposed project.

3. Economic:

a. Influence on Surrounding Land Values.

This portion of the City has already been substantially developed. There have been several residential projects under construction within a few mile radius of this proposed project. This development should not devalue any land in the area; it should protect land values and data reveals that new

construction actually increases the existing value when comparable real estate sales are analyzed.

b. Growth Inducement Potential.

The few vacant parcels in this area will ultimately be developed, as recent activity demonstrates.

c. Offsite Costs of Public Improvements.

There will be costs for the offsite utility services to be brought to the site at the developer's expense. However, the City may extend particular utilities at the time of this development to ensure future connections. The specifics of the utility construction are to be determined during the engineering phase of the project. The developer shall connect to the water main in the Helmand right of way. A sanitary sewer system shall also be provided on-site and will connect to the existing public sewer in the Clinton River Trail right of way to the southeast.

d. Proposed Tax Revenues.

The proposed tax revenues received annually from this development will be:
 $20 \text{ units} \times \$600,000 = \$12,000,000.00$. $\$12,000,000.00 = \text{True Market Value}$. $\$600,000.00 = \text{Assessed Value (50\% of True Market Value)}$.
 $\$6,000,000 \times 29.0837 \text{ mills}/1000 = \$174,502.00 \text{ tax revenue per year}$.

e. Availability of Utilities.

Gas, electric, cable and satellite television, telephone and internet services are available for connection to serve this development. Public water and sanitary sewer available to service this proposed development at the present time.

J. *Additional Factors.*

1. *In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?*

The proposed residential development will not disrupt any existing uses nor intended future uses. The twenty (20) newly constructed units will be constructed on the parcel, meeting a demand for this type of housing in the area. The subject parcel is adjacent to R-4, one-family residential zoning to the north. The proposed density is compatible with the area to the north of the development. There are a few vacant lots and larger lots with single-family residences in the immediate area; however, the underlying zoning density remains the same as the proposed

development. The open space within the plan reduces the overall density of the proposed project.

2. *What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?*

An extensive tree replacement plan is proposed as part of this development on a credit for removal basis. An attempt to save perimeter trees will be made and those areas will be left as natural as feasible. Typical residential landscaping will be planted as part of home occupation. Also, any disturbed areas will be sodded or seeded and the required erosion control measures will be installed and checked systematically throughout construction process.

3. *What beautification steps are built into the development?*

The development will be constructed by quality contractors. The architectural style of the residences will be consistent with the area and will be aesthetically pleasing. The grounds will be professionally landscaped to ensure quality. The development has to be appealing so that the units can be purchased and residences constructed. All of the removed trees will be replaced on as required by City regulations and ordinances.

4. *What alternate plans are offered?*

The size, configuration and location, in conjunction with the natural features of the parcel places severe design limitations on the layouts of either single-family or even multi-family residential developments. A multiple family layout was evaluated and the residents within the immediate area preferred a single family development. This area of the City is single-family residential in nature and is Master Planned for single-family residential. The developers have attempted to acquire property to the east of the subject parcel. Several layouts have been presented to adjoining property owners for evaluation. The developer has worked with the City and the adjacent property owners for a number of months to ensure all parties are aware of the proposed development. Additional consultants have been retained to evaluate the concerns raised during the development process. Documentation and expert testimony shall be provided to address those questions and concerns if needed.

PART IV THE SUMMARY

With any new development project, the initial shock of earth moving and underground utility construction will disturb the immediate area. However, all required environmental protection methods would be in place to lessen the initial impact (i.e. soil erosion/sedimentation control and noise control). This project should economically strengthen the surrounding area by providing newly constructed homes into the real estate market. The City of Rochester Hills is a very desirable location in which to live and work, and the need for this proposed price range of homes is in relatively high demand.

The number of trees and landscaping on site shall be increased, providing additional screening and beautification of the project. The proposed twenty (20) residences will be constructed to provide additional housing options within the City, therefore increasing revenue for the City. Single-family residential development is the predominate zoning adjacent to the site.

As proposed, the Planned Unit Development Option (PUD) offers the City and the Developer to collaborate on the design of the proposed project to ensure that the intentions of the city are met while allowing the unique design flexibility of the subject parcel to be implemented. Substantial open space is adjacent to and available within this site. Ninety (90) percent of the proposed buildings abut private open space or public open space, and the remaining two (2) buildings have been landscaped to provide a greater privacy than if developed with a standard subdivision zoning classification.

Over twenty-five (25) feet of elevation change exists on-site as well as City and State regulated wetlands. The parcel has several features that are unique to this site and propose challenges to developing as currently zoned.

A relatively new subdivision is located to the east (in the City of Rochester) of the site with access to Harding Street. The location of this project in relation to a high volume roadway system is ideal. Access to M-59 is obtained to the south, and the site is positioned between two (2) major north-south corridors, I-75 and M-53. Rochester Road, a major north/south corridor in the area is located within a mile from the site provides an alternate route to gain access to M-59 and I-75. This existing parcel of record is irregular in shape. Alternative plans have been reviewed and discussed. A traditional cul-de-sac layout appears to be the most acceptable form of development for this area of the city. The site plan has been designed to address the concerns of the neighbors in accordance with the current zoning ordinance and development standards. By good site planning design, in conjunction with a unifying, upgraded architectural theme, the proposed development will create an aesthetically pleasing project. It is felt that this proposed development fits within the intended scope and guidelines of the Master Plan.



City of
ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

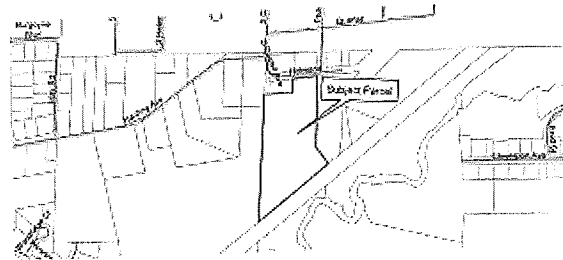
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: In accordance with Section 126-565 of the Wetland and Watercourse Protection Ordinance, notice is hereby given that a request for a Wetland Use Permit Recommendation for impacts to up to 10,913 square feet associated with the construction of a 20-unit residential development on 6.16 acres has been submitted to the City. The area is zoned RCD, One Family Cluster and affects Parcel No. 15-15-403-010 (City File No. 14-008).

LOCATION: East of Livernois, South of Helmand

APPLICANT: MJ Ridgepointe, LLC
14955 Technology Dr.
Shelby Twp., MI 48315



DATE OF PUBLIC HEARING: Tuesday, December 16, 2014
at 7:00 p.m.

LOCATION OF PUBLIC HEARING: City of Rochester Hills
Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Information concerning this request may be obtained from the Planning and Development Department, during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning and Economic Development Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the Public Hearing or by the Planning Commission at the meeting. This recommendation will be forwarded to City Council after the Public Hearing.

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

Publish December 1, 2014



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

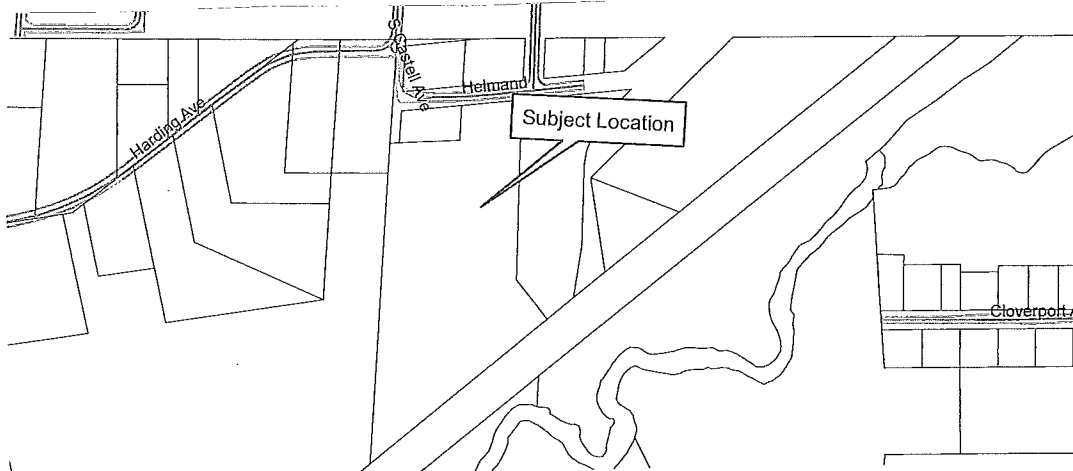
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 275 regulated trees associated with the proposed construction of a 20-unit residential development. There are a total of 573 surveyed trees on site. The property is identified as Parcel No. 15-15-403-010 (City File No. 14-008).

LOCATION: East of Livernois, South of Helmand

APPLICANT: MJ Ridgepoint, LLC
49587 Compass Pte.
Chesterfield Twp., MI 48047



DATE OF MEETING: Tuesday, December 16, 2014 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660.

**William F. Boswell, Chairperson
Rochester Hills Planning Commission**

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.
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