



# Rochester Hills

1000 Rochester Hills Dr  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
www.rochesterhills.org

## Master

**File Number: 2014-0498**

**File ID:** 2014-0498

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 14-008

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 11/07/2014

**File Name:** Final Site Plans

**Final Action:**

**Title label:** Request for approval of the Final Site Plans - Sanctuary at River's Edge PUD, a proposed 20-unit residential development on 6.19 acres, located south of Harding, east of Livernois, zoned RCD, One Family Cluster, MJ Ridgepoint, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 011215 Agenda Summary.pdf, Final Plans.pdf, Final PUD Staff Report 121214.pdf, Review Comments 120914.pdf, Minutes PC 121614.pdf

**Enactment Number:**

**Contact:** PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/16/2014	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2014-0498

**Title**

Request for approval of the Final Site Plans - Sanctuary at River's Edge PUD, a proposed 20-unit residential development on 6.19 acres, located south of Harding, east of Livernois, zoned RCD, One Family Cluster, MJ Ridgepoint, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the Final Site Plans for Sanctuary at River's Edge PUD, City File No. 14-008, a 20-unit residential development on 6.19 acres, located south of Harding, east of Livernois, north of Avon, zoned RCD, One Family Cluster, Parcel No. 15-15-403-010, MJ Ridgepoint, Applicant, with the following findings and conditions:

Findings:

1. The site plans and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards and requirements can be met subject to the

conditions noted below.

2. The location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous and adjacent lands.
4. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcel being developed and the larger areas surrounding it.
5. The proposed Final Plans promote the goals and objectives of the Master Plan.

Conditions:

1. Work with the Engineering Department to design and locate the sidewalk within the right-of-way along the south side of Helmand to connect to the proposed off-site trail connection east of the site.
2. Provision of a performance guarantee based on the landscaping cost estimate, as adjusted if necessary by the City, to ensure the proper installation of trees and landscaping. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
3. Payment of \$200 per lot into the City's Tree Fund (\$4,000).
4. Address all applicable comments from City departments and outside agency review letters, prior to Final Approval by Staff.