



Rochester Hills

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

Master

File Number: 2016-0361

File ID: 2016-0361

Type: Project

Status: To Council

Version: 2

Reference: 89-114.2

Controlling Body: City Council
Regular Meeting

File Created Date : 08/25/2016

File Name: Sanctuary in the Hills Final PUD Plans

Final Action:

Title label: Request for Final Planned Unit Development (PUD) Site Plan Approval - Sanctuary in the Hills East Condominiums PUD, a proposed 14-unit residential development on 4.57 acres, located north of South Boulevard, east of Sanctuary Blvd., zoned R-4 One Family Residential; Dan MacLeish, MacLeish Building, Inc., Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 102616 Agenda Summary.pdf, Final PUD Staff Report.pdf, Map aerial.pdf, EIS.pdf, Review Comments.pdf, Final Site Plans.pdf, SITH ELEVATION 042816.pdf, Minutes PC 051716.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	09/20/2016	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2016-0361

Title

Request for Final Planned Unit Development (PUD) Site Plan Approval - Sanctuary in the Hills East Condominiums PUD, a proposed 14-unit residential development on 4.57 acres, located north of South Boulevard, east of Sanctuary Blvd., zoned R-4 One Family Residential; Dan MacLeish, MacLeish Building, Inc., Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Plans for Sanctuary in the Hills East Condominiums PUD, a proposed 14-unit residential development on 4.57 acres, located north of South Boulevard, east of Sanctuary Blvd., zoned R-4 One Family Residential, Parcel Nos. 15-32-476-001, -002, -005, -006, -009, 15-32-477-009 and -016, Dan MacLeish, MacLeish Building, Inc., Applicant, based on plans dated received by the Planning and Economic Development Department on July 25, 2016 with the following findings and conditions:

Findings:

1. The site plan 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 the adjoining street.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
4. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed Final Plan promotes the goals and objectives of the Master Plan by providing alternative housing.

Conditions:

1. Provide landscape and irrigation cost estimates plus inspection fees, 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 commencement of infrastructure construction as approved by Engineering.
2. Payment of \$10,000 in an escrow account in the homeowners association for the purpose of providing access to the detention pond when maintenance is needed.
3. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
4. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.