



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

Legislative File No: 2020-0265 V2

**TO:** Mayor and City Council Members  
**FROM:** Sara Roediger, Director of Planning and Economic Development, ext. 2573  
**DATE:** July 31, 2020  
**SUBJECT:** Request for Approval of a Steep Slope Permit for Redwood at Rochester Hills PUD – City File No. 18-022 – a proposed 121-unit development, Redwood USA, Applicant

**REQUEST:**

Approval of Steep Slope Permit for Redwood at Rochester Hills PUD, a proposed 121-unit development on 29.9 acres located near the southwest corner of Avon and Dequindre Roads.

**BACKGROUND:**

The site contains very steep and bluff slopes. The applicant’s consultant, Wolverine Engineering, performed a detailed analysis to evaluate subsurface conditions for the support of building foundations, pavements and other related aspects of development and to provide recommendations, which was reviewed by the Engineering Services Dept. There were many iterations of the plan before the current was approved, which was the least impactful to the steep slopes.

At its July 21, 2020 meeting, the Planning Commission unanimously recommended approval of a Steep Slope Permit to impact approximately 10,722 sq. ft. of steep slopes and 46,941 sq. ft. of steep slope setbacks.

**RECOMMENDATION:**

Finding that the proposed Steep Slope Permit meets the findings for approval in Section 138-9.200 of the Zoning Ordinance and the recommended PUD Agreement, the Planning Commission recommends approval of the Steep Slope Permit for Redwood at Rochester Hills PUD, City File No. 18-022, subject to the findings noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney  Yes  N/A