



# Rochester Hills

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## Master

**File Number: 2014-0083**

**File ID:** 2014-0083

**Type:** Project

**Status:** To Council

**Version:** 3

**Reference:** 14-008

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 02/20/2014

**File Name:** Sanctuary at Rivers Edge

**Final Action:**

**Title label:** Request for Approval of Preliminary Planned Unit Development (PUD) and Conceptual Site Plan - Sanctuary at Rivers Edge, a proposed 20-unit residential development on 6.1 acres, located north of Avon, east of Livernois and south of Harding, zoned RCD, One-Family Cluster, MJ Ridgepoint, LLC, Applicant

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**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Map Aerial.pdf, Concept Plans.pdf, Review Comments.pdf, Minutes PC 061714.pdf, Minutes PC 022514.pdf, Pre Staff Report 061314.pdf, ASTI rev 060214.pdf, Eng Rev 061014.pdf, Fire Rev 061214.pdf, Cover Memo 022114.pdf, Public Hearing Notice.pdf

**Enactment Number:**

**Contact:** P>A 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	02/25/2014	Discussed				
2	Planning Commission	06/17/2014					
2	Planning Commission	06/17/2014	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	07/21/2014					

**Text of Legislative File 2014-0083**

Title

Request for Approval of Preliminary Planned Unit Development (PUD) and Conceptual Site Plan - Sanctuary at Rivers Edge, a proposed 20-unit residential development on 6.1 acres, located north of Avon, east of Livernois and south of Harding, zoned RCD, One-Family Cluster, MJ Ridgepoint, LLC, Applicant

Body

**Resolved**, that the Rochester Hills City Council hereby approves the Preliminary Planned Unit Development and Conceptual Site Plans for Sanctuary at Rivers Edge, a proposed 20-unit residential development on 6.1 acres, located north of Avon, east of Livernois, zoned RCD, One-Family Cluster, Parcel No. 15-15-403-010, based on plans dated received by the Planning and Economic Development Department on May 16, 2014 with the following findings and conditions:

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.
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.
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.
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.
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.
7. Obtain a Sidewalk Waiver from City Council for the south side of Helmand at Final PUD Review.
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 .
9. Submittal of an Environmental Impact Statement with Final PUD review.