



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2020-0167 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 The Groves/Rochester University Townhomes – City File No. 19-022 – a proposed 70-unit development, Pulte Homes, Applicant

REQUEST:

Approval of Steep Slope Permit for The Groves/Rochester University Townhomes, a proposed 70-unit development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois.

BACKGROUND:

The site contains moderate, steep and bluff slopes. The applicant’s consultant, PEA, performed a detailed steep slope 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. The report anticipated that “a minimal amount of earth work will be required to achieve final design grades preparing for floor slabs and pavement.” There were three borings done confirming that the ground at the top of the hill will support the proposed townhomes.

At its July 21, 2020 meeting, the Planning Commission unanimously recommended approval of a Steep Slope Permit to impact approximately 23,100 sq. ft. of steep slopes and 61,600 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 The Groves/Rochester University Townhomes PUD, City File No. 19-022, 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