



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2006-0226 V6

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: April 10, 2015

SUBJECT: Request for Planned Unit Development (PUD) Agreement Approval – City File No. 03-009 – Enclaves of Rochester Hills, a proposed 26-unit, residential development located on approximately 30 acres on the east side of Rochester Rd., north of Tienken

REQUEST:

Approval of a Planned Unit Development (PUD) Agreement for the Enclaves of Rochester Hills PUD, a proposed 26-unit residential development on 30 acres located on the east side of Rochester Rd., north of Tienken, just north of the Cross Creek Subdivision.

BACKGROUND:

This is the third step in the PUD process. At the first stage, PUD Concept Plan review, the Planning Commission and City Council determined that the Concept Plan met the qualifying criteria for use of the PUD option and the major elements of the development such as density, layout and building design, with the understanding that the details would be reviewed during steps two, technical compliance and three, Planning Commission review and recommendation and City Council review of the Final PUD. City Council approved the PUD Concept Plan for Enclaves of Rochester Hills on June 2, 2014.

The PUD option allows the applicants to take advantage of the environmental features of this site. There are existing wetlands, natural features, slopes and trees to be preserved, and the applicants state that the spacing, landscape screening of the units and the green belts along Rochester Road will give the development an “up north” feel. The proposed Enclaves of Rochester Hills PUD will have 14 acres of private open space, a portion of which will be subject to a Natural Features Conservation Easement. There will be two entrances from Rochester Road, including one boulevard entrance with a gate house and the existing Tree Top Lane, which is used by offsite residents to the north and east.

The proposed units will be a minimum of 3,000 square feet for a ranch and 4,000 square feet for a colonial or split level (architectural renderings are attached) and all units will have at least a three-car garage. The applicant is proposing extensive landscaping for the entire development, including planting a large number of street trees. Substantial natural boulder retaining walls are proposed to protect the natural features areas. There are regulated wetlands, which have been verified by ASTI, and the applicant is also requesting a Wetland Use Permit (See 20014-0174 V2) and a subsequent MDEQ permit. In addition, the Final Site Plans are being requested for approval (See 2015-0099 V2).

The proposed private street has a 26-foot cross section with four-foot sidewalks adjacent to the curb on one side and around the cul-de sacs. The concrete walk will be raised above the surface of the pavement for safety of the pedestrians, but will permit emergency vehicles to utilize the full 26-foot width needed. The applicant received a Cul-de-Sac Waiver from the Planning Commission for 90 feet to allow the street to reach the driveways to the east and to allow flexibility for eastwardly connection in the future, if ever necessary.

The PUD Agreement has been approved by the City Attorney, Mr. Staran and there were no comments or changes from the Planning Commission.

At its April 7, 2015 meeting, the Planning Commission unanimously recommended approval of the proposed PUD Agreement, Wetland Use Permit and Final Site Plans and approved a Tree Removal Permit, Natural Features Setback Modifications and a Cul-de-Sac Waiver with findings and conditions. Please refer to the attached Minutes from April 7, 2015 Planning Commission meeting for further details.

RECOMMENDATION:

The Planning Commission recommends approval of the PUD Agreement for Enclaves of Rochester Hills PUD, City File No. 03-009, subject to the findings and conditions noted in the attached Resolution.

The applicant will be present to provide an update since the Concept Plan was approved.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		