



Rochester Hills

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

Master

File Number: 2020-0167

File ID: 2020-0167

Type: Permit

Status: To Council

Version: 2

Reference: 19-022

Controlling Body: Planning
Commission

File Created Date : 04/27/2020

File Name: SS Permit - The Groves PUD

Final Action:

Title label: Request for approval of a Steep Slope Permit - for regulated steep slope impacts of approximately 23,100 s.f. and regulated steep slope setback impacts of approximately 61,600 s.f. for The Groves PUD (aka Rochester University Townhomes PUD), a proposed 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose, Parcel No. 15-15-451-008, Pulte Homes of Michigan, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 08102020 Adenda Summary.pdf, Slope Stability Review.pdf, Public Hearing Notice.pdf, Resolution (Draft).pdf

Enactment Number:

Contact: PED 656-4660

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/21/2020	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2020-0167

Title

Request for approval of a Steep Slope Permit - for regulated steep slope impacts of approximately 23,100 s.f. and regulated steep slope setback impacts of approximately 61,600 s.f. for The Groves PUD (aka Rochester University Townhomes PUD), a proposed 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose, Parcel No. 15-15-451-008, Pulte Homes of Michigan, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Steep Slope Permit for regulated steep slope

impacts of approximately 23,000 s.f. and regulated steep slope setback impacts of approximately 61,600 s.f. for The Groves PUD (aka Rochester University Townhomes PUD), a 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose with a PUD Overlay, Parcel No. 15-15-451-008, based on plans dated received by the Planning and Economic Development Department on June 8, 2020, Pulte Homes of Michigan, Applicant, with the following findings.

Findings:

1. The proposed activity and the manner in which it is to be accomplished are in accordance with the findings and purpose set forth in Section 138-9.200.
2. The proposed activity and the manner in which it is to be accomplished can be completed without increasing the possibility of creep or sudden slope failure and will minimize erosion to the maximum extent practicable.
3. The proposed activity and the manner in which it is to be accomplished will not adversely affect the preservation and protection of existing wetlands, water bodies, watercourses and floodplains.
4. The proposed activity and the manner in which it is to be accomplished will not adversely affect adjacent property.
5. The proposed activity and the manner in which it is to be accomplished can be completed in such a way so as not to adversely affect any threatened or endangered species of flora or fauna.
6. The proposed activity is compatible with the public health and welfare.
7. The proposed regulated activity cannot practicably be relocated on the site or reduced in size so as to eliminate or reduce the disturbance of the steep slope area.
8. The applicant has demonstrate compliance with the requirements of Article 9, Chapter 2, Steep Slopes.