



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: 2014-0083 V5

TO: Mayor and City Council Members

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

DATE: December 29, 2014

SUBJECT: Request for Planned Unit Development (PUD) Agreement Approval – City File No. 14-008 – Sanctuary at Rivers Edge, a proposed 20-unit, one-family residential development located on approximately 6.2 acres

REQUEST:

Approval of a Planned Unit Development (PUD) Agreement for the Sanctuary at Rivers Edge PUD, a proposed 20-unit one-family residential development on 6.19 acres located east of Livernois and north of Avon (south of Harding). The site abuts the Clinton River Trail to the south.

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 recommendation and City Council review of the Final PUD. City Council approved the PUD Concept Plan for the Sanctuary at River's Edge on July 21, 2014.

The proposed Sanctuary at Rivers Edge PUD abuts City-owned property and a home to the west; Helmand road with three homes to the north, which are between Castell and Peach Street; one home on 2.6 acres to the east and the Clinton River Trail to the south. A gated access to the Trail is proposed for the residents of the development, and a trail will be extended to Helmand on the east for residents outside of the development. The site will be accessed from Peach Street. Helmand (south of Harding) and Peach are partial gravel roads, and the applicant plans to pave a portion of each to their entry way. The residents have asked, and the developer would agree subject to City approval, to have nonconforming Castell gated or vacated for use by the residents that abut it or for emergency vehicles only. That matter has not been determined, but is being researched. The site has several small, low quality wetlands, for which the applicant is requesting to fill two, and a Wetland Use Permit request has been submitted to City Council (please refer to file number 2014-0499 V2). The site is zoned and master planned RCD, One Family Cluster. The net density of the proposed PUD is 3.25 units per acre. The applicant is proposing 2,500 to 4,500 square-foot, upscale homes. Please see the attached elevations for a variety of the proposed homes. As a Planned Unit Development the Site Plans also need City Council Approval (file number 2014-0498).

Along with the detention pond, a Contech Vortechs storm water treatment system for water quality will be installed. Initially, bio-swales were proposed for the rear of the lots to the east, west and

south to collect and clean water before it flows to the detention system and then to the Clinton River; however, the City's Engineering Department recommended an underground piping system.

The internal private road is proposed at 28 feet (50-foot right-of-way) with 5-foot sidewalks and a cul-de-sac. The cul-de-sac exceeds the minimum length by 27 feet, and along with Fire Department approval of the length and bulb, the Planning Commission approved a Cul-de-sac Waiver at its December 16, 2014 meeting.

Also at its December 16, 2014 meeting, the Planning Commission held public hearings and unanimously recommended approval of the proposed PUD Agreement, Wetland Use Permit, and Final Site Plans and approved a Tree Removal Permit and Natural Features Setback Modifications with findings and conditions. Several neighbors spoke about having Castell gated or vacated, but were otherwise very pleased that the developer had been in contact with them throughout the process. Please refer to the attached Minutes from the December 16, 2014 Planning Commission meeting for further details.

RECOMMENDATION:

The Planning Commission recommends approval of the PUD Agreement for the Sanctuary at Rivers Edge, City File No. 14-008 subject to the findings and conditions noted in the attached Resolution.

The applicant will be present to provide an overview of their development.
Thank you.

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