



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2020-0039 V3

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: May 28, 2020

SUBJECT: Request for Preliminary Planned Unit Development (PUD) Plan Approval – City File No. 18-021 – Rochester Hills Research Park, a proposed campus addition at the EEI Global site at 1400 S. Livernois, Designhaus Architecture, Applicant

REQUEST:

Approval of a Preliminary Planned Unit Development (PUD) Plan for Rochester Hills Research Park, consisting of five buildings with office and warehouse space on 25 acres, located at 1400 S. Livernois, south of Avon. The site is zoned REC-W Regional Employment Center which anticipates proposed high tech business development. The Clinton River and Clinton River Trail are located to the west; Fire Station One is to the south, the Rochester Glens subdivision is to the east across Livernois; and there is a dental office to the north. The site will be accessed from two drives on Livernois that form a loop road around the west side of the building. This drive also will connect to Rochester Industrial Dr., which leads out to Hamlin and is considered a major public benefit of the PUD.

BACKGROUND:

The PUD option is intended to permit flexibility in development that is substantially in accordance with the goals and objectives of the City's Master Land Use Plan at the discretion of the City Council. The PUD option seeks to:

- Encourage innovation to provide variety in design layout
- Achieve economy and efficiency in the use of land, natural resources, public services and utilities
- Encourage the creation of useful open spaces
- Provide appropriate housing, employment, service and shopping opportunities

The PUD review process consists of a two-step process as follows:

1. **Step One: Preliminary PUD Plan.** The Preliminary PUD plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The Preliminary PUD plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be developed. This step requires a Planning Commission public hearing and recommendation to City Council followed by review by the City Council.
2. **Step Two: Final PUD Plan/Site Plan/PUD Agreement.** The second step in the process is to develop full site plans based on the approved Preliminary PUD plan and to submit the PUD Agreement. At this time, the plans are reviewed for compliance with all City ordinance requirements, the same as

any site plan. This step requires a Planning Commission recommendation to City Council followed by review by the City Council..

During the preliminary plan review, the Planning Commission and City Council should be evaluating whether the proposed PUD concept plan meets 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 will be reviewed during step two of the process. Please refer to the staff letter to the Planning Commission dated January 27, 2020 for more detail on the qualifying criteria.

The City has the ability to approve the parking and landscaping modifications proposed as part of the PUD. If the PUD concept plan is approved, the burden is on the applicant to maintain compliance with the overall layout and density approved as part of the concept plan and also with the City's other technical requirements.

The applicants came before the Planning Commission on February 18, 2020 and the matter was tabled so that colored renderings could be provided. Several recommendations were made at the meeting and, as a result, revised plans include notations that public parking spaces will be added by the trail head; there will be no trailers visible from the road, and that phase one will include the loop road and major utilities. As requested, a view of the site from the Trail was included. There was a question about the lack of improvements to Livernois, and the City's Traffic Engineer provided a memo in response with some recommended enhancements (memo from P. Shumejko dated March 9, 2020). The matter was heard again at the April 21, 2020 Planning Commission meeting. Several conditions were added to the motion, including adding a plan for the trailers to not be visible from Livernois, which requirements could be added to the PUD Agreement; adding a plan for landbanked parking; adding landscaping in front of Building 4; complying with the traffic improvements 3.a. and b. in Mr. Shumejko's memo and amending the traffic study to incorporate the recommendations in 3c. to see how they would affect traffic flow on Livernois; adding a note to the PUD Agreement about infrastructure being completed in Phase One of the building plan; working with the neighbor to the south about sharing access to the Trail; and adding landscaping to the western side of the detention basin. The motion was unanimously recommended for approval. Please see the attached minutes for details. The site is governed by the City's Tree Conservation Ordinance, and a Tree Removal Permit will be requested at Final PUD consideration.

In response to the conditions of approval above, Mr. Gentile has submitted a letter in agreement (please see attached letter dated May 26, 2020) with one exception. Regarding the request to amend the traffic study, Fleis & Vandenbrink provided supplemental information which Mr. Gentile states shows that related traffic improvements in 3.c. will have no impact on traffic flow, and they do not believe that those improvements should be included as a condition of approval. Mr. Shumejko has written another memo addressing Mr. Gentile's comments, which indicates that while the improvements in 3c. will not have a significant impact in improving traffic operations, vehicle queues will be reduced and over the life of the project, the additional costs would be deemed worth the investment. It will be up to the City Council to determine whether 3c improvements should be a requirement.

RECOMMENDATION:

Finding that the proposed PUD concept plan meets the criteria and objectives of the Zoning Ordinance, the Planning Commission recommends approval of the Preliminary PUD plan for Rochester Hills Research Park PUD, City File No. 18-021, subject to the findings and conditions noted in the Planning Commission's recommendation of approval.

APPROVALS:	SIGNATURE	DATE
Department Review		

Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A

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