

Rochester Hills Trio PUD

REQUEST	Preliminary Planned Unit Development Concept Plan Recommendation
APPLICANT	Peter Stuhldreier Designhaus Architecture 301 Walnut Rochester, MI 48307
LOCATION	Northeast Corner of Auburn and Livernois Roads
FILE NO.	18-016
PARCEL NO.	15-27-351-009
ZONING	RM-1 Multiple Family Residential with an FB-1 Flexible Business Overlay and B-1 Local Business with an FB-2 Flexible Business Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

This matter has been heard and postponed several times before the Planning Commission, the last at the May 21, 2019 meeting. The Planning Commission requested more details about the public benefit of the project and potential renderings that softened the starkness of the building. The Planning Commission previously requested and received the adjacent property owner's input on the project;; clarified renderings of the



balconies; and resolved issues with the western access drive (right out has been removed). The applicant has now submitted a response letter dated June 20, 2019 enumerating the public benefit provided by the project and noting changes that have been made to the plan set. These include the conversion of most of the garages to carports, the inclusion of additional landscaping along the northern property line and the installation of a pathway that extends from the east edge of the property to the west edge of the Auburn Road/M-59 overpass.

The proposed project remains the same mix of uses and residential units. Several modifications from zoning are being requested through the use of a PUD, as outlined in the Planning memo, which the Planning Commission can approve. The Master Plan does anticipate the proposed uses, and the development will incorporate a long-vacant, former gas station parcel at the corner for office and retail uses. Public open space is proposed in the form of pocket parks with seating areas and covered pavilions and a corner plaza. Artwork will be placed throughout. There will be new pathways and bike racks and a scenic water feature. The Master Plan calls for a variety of housing types, which are being proposed with live-work and apartments. A traffic impact study was

submitted. If the Planning Commission agrees that the proposed project meets the criteria for use of a PUD, and that the recommended information has been provided, below is a motion for consideration:

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments/FB Waivers requested	Approval
Engineering	Minor comments to be addressed at final PUD review	Approval
Fire	Minor comments	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	Minor comments	Approval
Assessing	No outstanding comments	Approval

Motion to Recommend Preliminary PUD Plan

MOTION by _____, seconded by _____, in the matter of 18-016 (Rochester Hills Trio PUD), the Planning Commission **recommends** that **City Council approves** the PUD Concept plans dated received May 2, 2019, with the following findings and subject to the following conditions.

Findings

1. The proposed PUD Concept Plan meets the criteria for use of the PUD option.
2. The proposed PUD Concept Plan meets the submittal requirements for a PUD concept plan.
3. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
5. The proposed development is consistent with the Master Land Use Plan to provide an alternate housing option and flexible uses.
6. The front yard arterial setback for Livernois, minimum façade transparency, building materials and parking setbacks are modified as part of the PUD to allow flexibility and higher quality development.
7. The minimum number of deciduous trees required along Auburn Road as part of front yard plantings in an FB District is modified from 16 required to 8 due to lack of planting space.

Conditions

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan.
2. The site plans, including but not limited to landscaping, engineering, tree removal and setback modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD

Concept layout plan.

3. The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan.
4. Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review.
5. Obtain a Tree Removal Permit at Final PUD Review.
6. Provide landscape and irrigation bond in the amount of \$107,009.00, plus inspection fees, as adjusted as necessary, prior to issuance of a Land Improvement Permit.
7. Address comments from applicable City Staff memos, prior to Final PUD submittal.

Reference: Plans dated received by the Planning Department June 21, 2019

Attachments: Assessing Dept. memo dated 4/8/19; Building Department memos dated 1/9/19 and 3/7/19; DPS/Engineering memo dated 7/8/19; Planning Department Memo dated 7/10/19; Fire Department memo dated 7/8/19; Parks memo dated 1/4/19; ASTI letter dated 9/10/18

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