



Rochester Hills

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Master

File Number: 2015-0047

File ID: 2015-0047

Type: Project

Status: To Council

Version: 2

Reference: 14-012

Controlling Body: City Council
Regular Meeting

File Created Date : 01/30/2015

File Name: Final PUD Site Plans Barrington Park

Final Action:

Title label: Request for Final PUD Site Plan Approval - Barrington Park PUD, a proposed 148-unit residential development on 15.6 acres, located at the northeast corner of Auburn and Barclay Circle, zoned O-1, Office Business, Gary Shapiro, IAC Barclay, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 031615 Agenda Summary.pdf, Aerial Map
Barclay-Auburn PUD.pdf, Civil Plans.pdf, Landscape
Plans.pdf, Architectural Plans.pdf, Phasing Plan.pdf,
Final PUD Staff Report.pdf, Review Comments
021015.pdf, Minutes PC 021715.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/17/2015	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2015-0047

Title

Request for Final PUD Site Plan Approval - Barrington Park PUD, a proposed 148-unit residential development on 15.6 acres, located at the northeast corner of Auburn and Barclay Circle, zoned O-1, Office Business, Gary Shapiro, IAC Barclay, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Plan for Barrington Park PUD, 148-unit residential development on 15.6 acres, located at the northeast corner of Auburn and Barclay Circle, zoned O-1, Office Business, Parcel No. 15-26-376-007, based on plans dated received by the Planning and Economic Development on January 26, 2015, Gary Shapiro, IAD Barclay, LLC, Applicant, with the following findings and subject to the following conditions.

Findings:

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
4. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed Final Plan promotes the goals and objectives of the Master Plan by providing an alternative housing option.

Conditions:

1. Provision of a performance guarantee based on the landscaping cost estimate, as adjusted if necessary by the city, to ensure the proper installation of trees and landscaping. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
2. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.
3. That Staff verifies the percentages of the vinyl siding on the elevations, prior to final approval by staff (all vinyl, not just horizontal siding).