



Rochester Hills

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Master

File Number: 2014-0378

File ID: 2014-0378

Type: Project

Status: To Council

Version: 2

Reference: 2014-0378

Controlling Body: City Council
Regular Meeting

File Created Date : 09/03/2014

File Name: PUD Barclay and Auburn

Final Action:

Title label: Request for Preliminary PUD and Conceptual 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: 111014 Agenda Summary.pdf, Aerial Map Barclay-Auburn PUD.pdf, Letter Shapiro 102714.pdf, Letter Shapiro 101314.pdf, Prelim PUD Plans 102814.pdf, Minutes PC 102114.pdf, Staff Report 102114.pdf, Ivanhoe Update 101314.pdf, Ivanhoe Update (2) Maps.pdf, Site Plans.pdf, PC Memo 091614.pdf, Minutes PC 091614.pdf, Letter Sanjose 100414.pdf, Resident Letters.pdf, BarringtonParkFinalPackage 090914.pdf, Ivanhoe Companies Portfolio Brochure (1).pdf, Review Comments 101714.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	09/16/2014					
2	Planning Commission	10/21/2014	Discussed				
2	Planning Commission	10/21/2014	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2014-0378

Title

Request for Preliminary PUD and Conceptual 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 Preliminary PUD and Conceptual Site Plans for Barrington Park, 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, Parcel No. 15-26-376-007, Gary Shapiro, IAC Barclay, LLC, Applicant, based on plans dated received by the Planning and Economic Development department on October 13, 2014 and October 28, 2014, with the following findings and conditions:

Findings:

1. The proposed PUD Concept plan meets the criteria for use of the Planned Unit Development 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.

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 and tree removal 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 two of the PUD process will be equal to or better than that approved with the PUD Concept plan.
4. The maximum density shall be 148 units, as shown on the plans dated received October 13, 2014 and October 28, 2014.