



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2015-0392

File ID: 2015-0392

Type: Project

Status: To Council

Version: 2

Reference: 15-001

Controlling Body: City Council
Regular Meeting

File Created Date : 09/28/2015

File Name: Brampton Parc Preliminary PUD Rec.

Final Action:

Title label: Request for Preliminary Planned Unit Development and Concept Plan Approval - Brampton Parc Condominiums PUD, a proposed 12-unit residential development on 2.93 acres, located on the east side of John R between Hamlin and School Rds., zoned R-4, One Family Residential; 1459 John R, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 110915 Agenda Summary.pdf, Map aerial.pdf, Staff Report 102015.pdf, Review Comments.pdf, Brampton Parc EIS 10-1-15.pdf, PUD Site Plans.pdf, PUD Eng. Plans.pdf, Letter Design Team 102615.pdf, Landscape Plan Aerial.pdf, Revised Landscape Plan.pdf, Floor Plans.pdf, Elevation Front.pdf, Minutes PC 102015.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	10/20/2015	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2015-0392

Title

Request for Preliminary Planned Unit Development and Concept Plan Approval - Brampton Parc Condominiums PUD, a proposed 12-unit residential development on 2.93 acres, located on the east side of John R between Hamlin and School Rds., zoned R-4, One Family Residential; 1459 John R, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Planned Unit Development and Concept Plan for Brampton Parc Condominiums, a 12-unit development on 2.93 acres located on the east

side of John R, between Hamlin and School Roads, zoned R-4, One Family Residential, Parcel No. 15-24-301-052, 1459 John R, LLC Applicant, based on plans dated received by the Planning and Economic Development Department on September 11, 2015 with the following findings and 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.

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 wetland use/buffer 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 Wetland Use Permit and submittal of an MDEQ Wetland Permit at Final PUD review, with the plans to address comments from ASTI's letter dated September 17, 2015.
5. Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review.
6. Address comments from applicable City Staff memos, prior to Final PUD submittal.
7. Add landscaping to provide a visual screen along the east property line, to be approved by staff prior to final approval.