



Rochester Hills

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Master

File Number: 2013-0264

File ID: 2013-0264

Type: Project

Status: To Council

Version: 2

Reference: 13-009

Controlling Body: City Council
Regular Meeting

File Created Date : 07/10/2013

File Name: Villas of Shadow Pines PUD

Final Action:

Title label: Request for Approval of a Preliminary Planned Unit Development (PUD) and Conceptual Site Plan - Villas at Shadow Pines, a proposed 28-unit residential development on 9.8 acres located on the north side of South Boulevard, between Adams and Crooks, zoned R-4, One-Family Residential, Shadow Pines, LLC, Applicant

Notes: City File No. 13-009

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Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, Site Plans.pdf, Staff Report 071013.pdf, Minutes PC 071613.pdf, Public Hearing Notice 071613.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	07/16/2013	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2013-0264

Title

Request for Approval of a Preliminary Planned Unit Development (PUD) and Conceptual Site Plan - Villas at Shadow Pines, a proposed 28-unit residential development on 9.8 acres located on the north side of South Boulevard, between Adams and Crooks, zoned R-4, One-Family Residential, Shadow Pines, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Planned Unit Development (PUD) and Conceptual Site Plan for Villas at Shadow Pines, a proposed 28-unit residential development on 9.8 acres located on the north side of South Boulevard, between Adams and Crooks, zoned R-4, One-Family Residential, Parcel No. 15-31-400-018, based on plans dated received by the Planning and Economic Development Department on June 30, 2013 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, 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.