



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2013-0264 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: July 19, 2013

SUBJECT: Request for Planned Unit Development (PUD) Concept Plan Approval – City File No. 13-009 – Villas of Shadow Pines, a proposed 28-unit attached residential development

REQUEST:

Approval of a Planned Unit Development (PUD) concept plan for the Villas at Shadow Pines, a proposed 28-unit attached residential development consisting of 14 two-unit buildings located on a 9.85 acre site located on the north side of South Boulevard between Adams and Coolidge Roads. The site abuts the Pine Trace golf course.

BACKGROUND:

The PUD review process consists of a two step process:

1. Concept Plan. The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be developed.
2. Site Plan/PUD Agreement/Tree Removal Permit/Wetland Permit. The second step in the process is to develop full site plans based on the approved PUD concept plan. At this time the plans are reviewed for compliance with all City ordinance requirements, the same as any site plan.

During concept plan review the Planning Commission and City Council should be evaluating whether the proposed PUD concept plan meets the qualifying criteria for use of the PUD option and the major elements of the development such as density, layout, and building design with the understanding that the details will be reviewed during step 2 of the process.

In this case, the applicant has completed some of the work necessary for site plan approval and has had preliminary discussions with some City departments, so there is a reasonable degree of confidence that the layout will meet the various ordinance requirements. However, the applicant has not yet submitted for formal technical review of the site plans so there are no department reviews yet. If the PUD concept plan is approved the burden is on the applicant to maintain compliance with the overall layout and density approved with the concept plan while also complying with the City's technical requirements.

The Planning Commission held a public hearing and finding that the proposed PUD concept plan meets the qualifying criteria for use of the PUD option, recommended approval of the proposed PUD concept plan at its July 16, 2013 meeting. Please refer to the staff letter to the Planning Commission dated July 10, 2013 for more detail on the qualifying criteria.

RECOMMENDATION:

Finding that the proposed PUD concept plan meets the criteria and objectives of the Zoning Ordinance, the Planning Commission recommends approval of the PUD concept plan for the Villas at Shadow Pines, City File No. 13-009 subject to the findings and conditions noted in the Planning Commission's recommendation of approval.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		