



# Rochester Hills

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## Master

**File Number: 2013-0264**

**File ID:** 2013-0264

**Type:** Project

**Status:** To Council

**Version:** 7

**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 Final Planned Unit Development Agreement - 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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RES0166-2013 7/29/2013 - CC Reg

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Letter Polyzois 071814.pdf, Memo Anzek 081514.pdf, PUD Shadow Pines 072214.pdf, Map.pdf, Final PUD Plans.pdf, Final PUD Staff Report 051214.pdf, Minutes PC 081914.pdf, Minutes PC 061714.pdf, Minutes PC 052014.pdf, Email Breuckman 060214.pdf, Memo Anzek 061314.pdf, Letter Pine Trace 051414.pdf, Letter Pine Trace 061214.pdf, Letter Forrest 061114.pdf, Backup Docs.pdf, 072913 Agenda Summary.pdf, Site Plans.pdf, Staff Report 071013.pdf, Minutes PC 071613.pdf, Public Hearing Notice 071613.pdf, 072913 Resolution.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
2	City Council Regular Meeting	07/29/2013	Adopted by Resolution				Pass
3	Planning Commission	05/20/2014					
4		06/17/2014					
4	Planning Commission	06/17/2014	Recommended for Approval	City Council Regular Meeting			Pass
6	Planning Commission	08/19/2014	Recommended for Approval	City Council Regular Meeting			Pass

**Text of Legislative File 2013-0264**

**Title**

Request for Approval of a Final Planned Unit Development Agreement - 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 Final Planned Unit Development (PUD) Agreement dated received July 22, 2014 for the 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, Shadow Pines, LLC, with the following findings and conditions:

Findings:

1. The proposed Final Planned Unit Development (PUD) is consistent with the proposed intent and criteria of the PUD option.
2. The proposed Final PUD is consistent with the approved PUD concept plan.
3. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties or the environment.
4. The proposed PUD promotes the goals and objectives of the Master Plan as it relates to providing varied housing for the residents of the City.
5. The proposed PUD Plan provides appropriate transition between the existing land uses surrounding the property.

Conditions:

1. The appropriate sheets from the approved Final Plan set shall be attached to the PUD Agreement as exhibits, including the building elevations.

2. All other conditions specifically listed in the Agreement shall be met prior to Final Approval by Staff.
3. The PUD Agreement with attachments shall be recorded at the County Clerk's office once approved by the City Council.
4. The PUD Agreement shall be executed by the Mayor prior to its recording by the County.