



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: 2019-0444 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: November 1, 2019

SUBJECT: Request for Planned Unit Development (PUD) Agreement Approval – City File No. 18-016 – Rochester Hills Trio, a proposed mixed used development located at the northeast corner of Auburn and Livernois, Designhaus Architecture, Applicant

REQUEST:

Approval of a Planned Unit Development (PUD) Agreement for the Rochester Hills Trio PUD, a proposed mixed use development, consisting of apartments, office and commercial space on 5.77 acres located at the northeast corner of Auburn and Livernois Roads.

BACKGROUND:

As outlined in the past, this is the third step in the PUD process. At the first stage, PUD Concept Plan review, the Planning Commission and City Council determined that the Concept Plan met 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 would be reviewed during steps two, technical compliance and three, Planning Commission recommendation and City Council review of the Final PUD. The project appeared before the Planning Commission several times before it was approved, and modifications were made per the Commissioners' recommendations. City Council approved the PUD Concept Plan for Rochester Hills Trio on August 12, 2019.

The proposed Rochester Hills Trio PUD consists of 120 apartments and 10,500 s.f. each of commercial and office space with carports. The site will be accessed from Auburn or Livernois to internal roadways. People from the Trio development will not be allowed to use the Lower Ridge Ct. to access the Pine Ridge Apartments to the north, but the residents of Pine Ridge will be able to use it to access Auburn or Livernois. A sidewalk will be constructed on Auburn and extend to the M-59 Bridge. Extensive landscaping is planned throughout, and pocket parks and artwork are planned. The apartments are expected to lease at market rate. The PUD Agreement has been included, which has been reviewed and approved by Mr. Staran.

The Final PUD Plan for Rochester Hills Trio is essentially the same as the Concept Plan. Finding that the proposed PUD Agreement and Final Site Plan met the requirements for Final PUD Recommendation, at its October 15, 2019 meeting, the Planning Commission unanimously recommended approval of the proposed PUD Agreement and Final Site Plans and approved a Tree Removal Permit and Natural Features Setback Modification with findings and conditions. Please refer to the attached minutes from that meeting for further details.

RECOMMENDATION:

The Planning Commission recommends approval of the PUD Agreement for Rochester Hills Trio, City File No. 18-016, based on plans dated received by the Planning and Economic Development Department on August 29, 2019 and subject to the findings noted in the attached Resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A