



# Rochester Hills

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## Master

**File Number: 2019-0444**

**File ID:** 2019-0444

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 18-016

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 10/01/2019

**File Name:** PUD Agreement - RH Trio

**Final Action:**

**Title label:** Request for Planned Unit Development (PUD) Agreement Approval - Rochester Hills Trio, a mixed-use development on 5.77 acres, located at the northeast corner of Auburn and Livernois, zoned RM-1 Multiple Family Residential with an FB-1 Flexible Business Overlay and B-1 Local Business with an FB-2 Flexible Business Overlay; Designhaus Architecture, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 111119 Agenda Summary.pdf, PUD Agreement Recd 10-24-19.pdf, Email Staran 10-24-19.pdf, Staff Report 10-15-19.pdf, Minutes PC 10-15-19.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	10/15/2019	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	11/11/2019					

### Text of Legislative File 2019-0444

**Title**

Request for Planned Unit Development (PUD) Agreement Approval - Rochester Hills Trio, a mixed-use development on 5.77 acres, located at the northeast corner of Auburn and Livernois, zoned RM-1 Multiple Family Residential with an FB-1 Flexible Business Overlay and B-1 Local Business with an FB-2 Flexible Business Overlay; Designhaus Architecture, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the PUD Agreement for Rochester Hills Trio, a mixed-use, residential and commercial development on 5.77 acres, located at the northeast corner of Auburn and Livernois, zoned B-1 Local Business with an FB-2 Flexible Business Overlay and RM-1 Multiple Family

Residential with an FB-1 Flexible Business Overlay, Parcel No. 15-27-351-009, based on the PUD Agreement dated received October 24, 2019 with the following findings and conditions:

Findings

1. The proposed Final 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 they relate to providing varied housing for the residents of the City, and mixed-use was anticipated at this corner.
5. The proposed 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. Address outstanding comments at building and construction plan permit review.
3. All other conditions specifically listed in the agreement shall be met prior to final approval by city staff.