



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2020-0163 V2

TO: Mayor and City Council Members

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

DATE: July 31, 2020

SUBJECT: Request for Final Planned Unit Development (PUD) Agreement Approval – City File No. 19-022– The Groves/Rochester University Townhomes, a proposed 70-unit residential development on the campus of Rochester University on Avon, east of Livernois, Pulte Homes, Applicant

REQUEST:

Approval of a Planned Unit Development (PUD) Agreement for The Groves/Rochester University Townhomes PUD, a proposed 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois.

BACKGROUND:

As outlined in the past, this is the third step in the PUD process. At the first stage, Preliminary PUD Plan review, the Planning Commission and City Council determined that the Preliminary PUD 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. City Council approved the Preliminary PUD Plan for The Groves/Rochester University Townhomes on March 16, 2020.

The proposed townhomes consist of 70 attached units approximately 1,860 sq. ft. in size with two-car garages. The site will be accessed from Avon to internal roads with sidewalks and a pathway will be constructed on Avon Rd. to connect to the Clinton River Trail. The applicant has a signed agreement for a road easement to the property, to be recorded. There will be a four-acre conservation easement with the University for property to the north of the proposed development with a pathway connection into the City's Green Space. A shared parking agreement with the church to the south has been provided to account for additional parking needs for the development. Mr. Staran has reviewed and approved the PUD Agreement

The Final PUD Plan for The Groves/Rochester University Townhomes is essentially the same as the Preliminary PUD Plan with the addition a walkway from the church parking lot to the development, moving the maintenance access for the detention pond and placing no parking signs on several of the entry roads. Finding that the proposed PUD Agreement and Final Site Plan met the requirements for Final PUD Recommendation, at its July 21, 2020 meeting, the Planning Commission unanimously recommended approval of the proposed PUD Agreement, Final Site Plans, the First Amendment to the PUD Agreement with Rochester University, Steep Slope Permit and a Wetland Use Permit and approved a Tree Removal Permit and Natural Features Setback Modification with findings and conditions. The last two conditions added by the Planning Commission for the PUD Agreement have

been addressed in this version presented to Council. Please refer to the attached minutes from that meeting for further details.

RECOMMENDATION:

The Planning Commission recommends approval of the PUD Agreement for The Groves/Rochester University Townhomes, City File No. 19-022 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