



# Rochester Hills

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## Master

**File Number: 2020-0257**

**File ID:** 2020-0257

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 19-022

**Controlling Body:** Planning  
Commission

**File Created Date :** 07/07/2020

**File Name:** Final PUD The Groves Site Plans

**Final Action:**

**Title label:** Request for approval of the Final Site Plans - The Groves PUD (aka Rochester University Townhomes), a proposed 70-unit, for sale development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose, currently part of Parcel 15-15-451-008, Pulte Homes of Michigan, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 08102020 Agenda Summary.pdf, Review Comments.pdf, Response Letter 07012020.pdf, Pulte - Rochester College - Parking agreement .pdf, Email - No Parking Warrior Way.pdf, Site Plans 1.pdf, Site Plans 2.pdf, Site Plans 3.pdf, Site Plans 4.pdf, Site Plans 5.pdf, Site Plans 6.pdf, Site Plans 7.pdf, Colored Renderings.pdf, Sign Detail.pdf, Resolution (Draft).pdf

**Enactment Number:**

**Contact:** PED 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/21/2020	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2020-0257

**Title**

Request for approval of the Final Site Plans - The Groves PUD (aka Rochester University Townhomes), a proposed 70-unit, for sale development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose, currently part of Parcel 15-15-451-008, Pulte Homes of Michigan, Applicant

## Body

**Resolved**, that the Rochester Hills City Council hereby approves the Final Site Plans for The Groves PUD (aka Rochester University Townhomes), a 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose with a PUD Overlay, Parcel No. 15-15-452-008, Pulte Homes of Michigan, Applicant, based on plans dated received by the Planning and Economic Development Department on June 8, 2020 with the following findings and conditions.

### **Findings:**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of the driveway providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent development.
4. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed Final Plan promotes the goals and objectives of the Master Plan by providing an alternative housing option.

### **Conditions:**

1. Provide landscape bond in the amount of \$131,885.00, plus inspection fees, for landscaping and provide irrigation plan and its cost estimate, as adjusted as necessary by the City, prior to the preconstruction meeting with Engineering Services.
2. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
3. Address all applicable comments from City department and outside agency review letters, prior to final approval by staff.