



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2020-0163

File ID: 2020-0163

Type: Project

Status: To Council

Version: 2

Reference: 19-022

Controlling Body: Planning
Commission

File Created Date : 04/27/2020

File Name: The Groves PUD Agreement

Final Action:

Title label: Request for approval of the PUD Agreement - 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, zoned SP Special Purpose, Parcel No. 15-15-451-008, Pulte Homes of Michigan, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 08102020 Agenda Summary.pdf, Staff Report
07212020.pdf, PUD Agreement.pdf, Staran Email
04202020.pdf, Shumejko Email 04302020.pdf, 2020
Eng Rev.pdf, Minutes PC 07212020.pdf, Minutes PC
02182020.pdf, Public Hearing Notice.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 2020-0163

Title

Request for approval of the PUD Agreement - 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, zoned SP Special Purpose, Parcel No. 15-15-451-008, Pulte Homes of Michigan, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the PUD Agreement for Rochester University Townhomes PUD, 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. 15-15-451-008, Pulte Homes of Michigan, Applicant, based on the PUD Agreement received on July 27, 2020 with the following findings.

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 PUC 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 the relate to providing varied housing for the residents of the City.
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. All other conditions specifically listed in the agreement shall be met prior to final approval by city staff.