



# Rochester Hills

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## Master

**File Number: 2020-0261**

**File ID:** 2020-0261

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 94-426.10

**Controlling Body:** Planning  
Commission

**File Created Date :** 07/08/2020

**File Name:** First Amendment to Rochester University PUD

**Final Action:**

**Title label:** Request for approval of the First Amendment to the PUD Agreement between Rochester University and the City of Rochester Hills to allow the 7.9-acre development of The Groves (aka Rochester University Townhomes) PUD, a 70-unit development on 7.9 acres on the Rochester University campus on Avon, east of Livernois, Rochester University, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 08102020 Agenda Summary.pdf, Staff Report  
07212020.pdf, Amended PUD.pdf, Staran email  
04292020.pdf, 04242020 Planning Review #1.pdf,  
04202020 Eng Rev.pdf, Rochester University Letter of  
Support.pdf, Original PUD Agreement.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-<br>sion: | Acting Body:        | Date:      | Action:                     | Sent To:                        | Due Date: | Return<br>Date: | Result: |
|---------------|---------------------|------------|-----------------------------|---------------------------------|-----------|-----------------|---------|
| 1             | Planning Commission | 07/21/2020 | Recommended for<br>Approval | City Council<br>Regular Meeting |           |                 | Pass    |

### Text of Legislative File 2020-0261

**Title**

Request for approval of the First Amendment to the PUD Agreement between Rochester University and the City of Rochester Hills to allow the 7.9-acre development of The Groves (aka Rochester University Townhomes) PUD, a 70-unit development on 7.9 acres on the Rochester University campus on Avon, east of Livernois, Rochester University, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the First Amendment to the PUD Agreement

between Rochester University and the City of Rochester Hills to allow the 7.9 acre development. The Groves (aka Rochester University Townhomes) PUD, a 70-unit residential development on the Rochester University campus on Avon, east of Livernois, Rochester University, Applicant, based on the amended PUD Agreement dated received April 13, 2020 with the following findings.

**Findings:**

1. The proposed amended PUD Agreement is consistent with the proposed intent and criteria of the PUD option.
2. A new PUD Agreement between Pulte Homes and the City of Rochester Hills requires removal of 7.9 acres of land on the campus to be sold for a 70-unit townhome development.
3. The proposed amended PUD Agreement is consistent with the approved Final PUD plan for The Groves/Rochester University Townhomes.
4. The proposed amended PUD Agreement will not create an unacceptable impact on the public utility systems, surrounding properties or the environment.
5. The proposed amended PUD Agreement promotes the goals and objectives of the Rochester University Master Plan and the City's Master Plan as they relate to providing varied housing for the residents of the City.
6. The proposed Agreement provides for an appropriate transition between the subject site and existing land uses to properties to the east and west.