



Legislation Details (With Text)

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On agenda: **Final action:** 11/18/2019

Title: Request for Final Planned Unit Development (PUD) Site Plan Approval - Rochester Hills Trio, a proposed mixed use development consisting of residential units, office and retail space on 5.77 acres located at the northeast corner of Auburn and Livernois Rds., 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; Designhaus Architecture, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. 111819 Agenda Summary.pdf, 2. Review Comments PC.pdf, 3. Updated Apology Letter.pdf, 4. Response Letter 102219.pdf, 5. PUD Qualification Letter.pdf, 6. Letter Designhaus 100719.pdf, 7. Site Plans Pt 1.pdf, 8. Site Plans Pt 2.pdf, 9. Renderings.pdf, 10. 081219 Agenda Summary.pdf, 11. Staff Report 71619.pdf, 12. Review Comments PC 71619.pdf, 13. Supplemental Memo - Environmental Clean-up.pdf, 14. EIS.pdf, 15. Letter Designhaus 073119.pdf, 16. Site Plans 061219.pdf, 17. PowerPoint Presentation.pdf, 18. A206 Garage D Elevation.pdf, 19. A207 Garage E Elevation.pdf, 20. A208 Garage F Elevation.pdf, 21. Photometric Plan.pdf, 22. Minutes PC 071619.pdf, 23. Minutes PC 052119.pdf, 24. Minutes PC 041619.pdf, 25. Minutes PC 021919.pdf, 26. 081219 Resolution (Draft).pdf, 27. Traffic Impact Study.pdf, 28. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
11/18/2019	7	City Council Special Meeting	Adopted by Resolution	Pass
10/15/2019	6	Planning Commission	Recommended for Approval	Pass
8/12/2019	5	City Council Regular Meeting	Adopted by Resolution	Pass
7/16/2019	4	Planning Commission	Recommended for Approval	Pass
5/21/2019	3	Planning Commission	Postponed	Pass
2/19/2019	1	Planning Commission	Postponed	Pass

Request for Final Planned Unit Development (PUD) Site Plan Approval - Rochester Hills Trio, a proposed mixed use development consisting of residential units, office and retail space on 5.77 acres located at the northeast corner of Auburn and Livernois Rds., 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; Designhaus Architecture, Applicant

Resolved, that the Rochester Hills City Council hereby approves the Final Planned Unit Development (PUD) Approval for Rochester Hills Trio, a mixed-use development consisting of residential units, office and retail space on 5.77 acres located at the northeast corner of Auburn and Livernois Rds., 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, based on plans dated received by the Planning and Economic Development Department on August 19, 2019, Designhaus Architecture, Applicant 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 driveways 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 neighborhoods.
4. The proposed development does not have an unreasonable 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 Site Plan promotes the goals and objectives of the Master Plan by providing an alternative housing option and mixed-use office and commercial.
6. The design and site layout modifications requested were approved with the Preliminary PUD and are included in the PUD Agreement.

Conditions:

1. Provide landscape bond in the amount of \$127,109.00, plus inspection fees, for landscaping and irrigation, as adjusted as necessary by the City, prior to issuance of a Land Improvement Permit by Engineering.
2. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.