



## Legislation Details (With Text)

**File #:** 2020-0267      **Version:** 2

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**File created:** 7/10/2020      **In control:** Planning Commission

**On agenda:**      **Final action:** 8/10/2020

**Title:** Request for approval of the PUD Agreement - Redwood at Rochester Hills PUD, 121-unit ranch style apartments located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Redwood USA, Applicant

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 08102020 Agenda Summary.pdf, 2. Staff Report 07212020.pdf, 3. PUD Agreement.pdf, 4. Staran Approval Email 03302020.pdf, 5. Email Shumejko 02272020.pdf, 6. Minutes PC 07212020.pdf, 7. Minutes PC 10152019.pdf, 8. Minutes PC 11192019.pdf, 9. Public Hearing Notice.pdf, 10. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
8/10/2020	2	City Council Regular Meeting	Adopted by Resolution	Pass
7/21/2020	1	Planning Commission	Recommended for Approval	Pass

Request for approval of the PUD Agreement - Redwood at Rochester Hills PUD, 121-unit ranch style apartments located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Redwood USA, Applicant

**Resolved,** that the Rochester Hills City Council hereby approves the PUD Agreement for Redwood at Rochester Hills, a 121-unit ranch style apartment development located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant, based on the Agreement received by the Planning and Economic Development Department on July 28, 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 PUD 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 they 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.