Rochester Hills

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Legislation Text

File #: 2019-0444, **Version:** 2

Request for Planned Unit Development (PUD) Agreement Approval - Rochester Hills Trio, a mixed-use development on 5.77 acres, located at the northeast corner of Auburn and Livernois, zoned RM-1 Multiple Family Residential with an FB-1 Flexible Business Overlay and B-1 Local Business with an FB-2 Flexible Business Overlay; Designhaus Architecture, Applicant

Resolved, that the Rochester Hills City Council hereby approves the PUD Agreement for Rochester Hills Trio, a mixed-use, residential and commercial development on 5.77 acres, located at the northeast corner of Auburn and Livernois, 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, Parcel No. 15-27-351-009, based on the PUD Agreement dated received October 24, 2019 with the following findings and conditions:

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, and mixed-use was anticipated at this corner.

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. Address outstanding comments at building and construction plan permit review.

3. All other conditions specifically listed in the agreement shall be met prior to final approval by city staff.