



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

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Legislative File No: 2007-0022 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: **March 26, 2007**

SUBJECT: Final Site Plans for Oakville Estates PUD, City File No. 04-037, located east of John R, north of School.

REQUEST:

To discuss the Final Site Plans for Oakville Estates, in conjunction with the Final PUD Agreement, the request for a rezoning to PUD and a Wetland Use Permit. If the rezoning to PUD is accepted for first reading, the above requests would be considered for approval at second reading.

BACKGROUND:

To date, the proposed Final Site Plans have been submitted and reviewed by City Staff on several occasions. Those reviews have required adjustments and changes by the applicant to address issues identified, and the Final Site Plans have been recommended for approval by all applicable City Staff and the Planning Commission recommended approval of the Final Site Plans on March 6, 2007.

The Staff Report dated March 6, 2007 outlines the request for a Tree Removal Permit, the buffer requirements, the wetlands and natural features setback. The applicant has included colored renderings of the elevations.

The development consists of 49 buildings with 122 units on approximately 26 acres and it will be done in two phases. There will be a park for the residents of the community and open space of almost ten acres. The applicant met with the Planning Commission on February 20 and March 6, 2007 and several conditions were recommended to be added to the Site Plans, including adding a bench near the detention pond, relocating shrubs to increase shrub groupings between the residential properties and the proposed development; adding landscaping around the detention pond; showing the area to be seeded in undeveloped portion of phase two; and several minor labeling issues. Please refer to the Minutes of those meetings for more information (attached to File No. 2007-0024).

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Site Plans for Oakville Estates PUD, City File No. 04-037.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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