



Rochester Hills Agenda Report

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File Number: 2007-0023

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File Type: Project

Status: To Council

Version: 2

Reference: 04-037

Controlling Body: City Council Regular Meeting

Requester: Planning/Development

Cost:

Introduced: 01/09/2007

File Name: Oakville Estates

Final Action:

Title: Request for Approval of Final Planned Unit Development (PUD) Agreement - City File No. 04-037 - Oakville Estates PUD, 122 ranch condos on 25.7 acres, located east of John R, north of School Road, Parcel Nos. 15-24-100-037, -038, -009, -010, -040, -028, -019, -018, and -029

Notes: See 2007-0022

Code Sections:

Agenda Date:

Indexes:

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Agenda Summary FPUD2.pdf, Agenda Summary.pdf, Final PUD Agreement.pdf, PC Minutes.pdf, Resolution.pdf

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/20/2007	Postponed				
1	Planning Commission	03/06/2007	Recommended for Approval Aye: Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Reece, Schroeder and Yukon	City Council Work Session			Pass
2	City Council Work Session	04/04/2007	Discussed				

Text of Legislative File 2007-0023

..Title

Request for Approval of Final Planned Unit Development (PUD) Agreement - City File No. 04-037 - Oakville Estates PUD, 122 ranch condos on 25.7 acres, located east of John R, north of School Road, Parcel Nos. 15-24-100-037, -038, -009, -010, -040, -028, -019, -018, and -029

..Body

Resolved that the Rochester Hills City Council hereby approves the Final Planned Unit Development

(PUD) Agreement, revised February 28, 2007, for Oakville Estates PUD, a 122-unit ranch condominium development on 25.7 acres, located east of John R., north of School, Parcel Nos. 15-24-100-037, -038, -009, -010, -040, -028, -019, -018 and -029, with the following findings and subject to the following conditions.

Findings:

1. The proposed Final PUD is consistent with the proposed intent and criteria for utilization of the PUD Process.
2. The proposed Final PUD is consistent with the Preliminary Approval for utilization of the process and the Preliminary PUD plan.
3. The proposed plan has not been utilized to avoid applicable requirements of the City's Ordinance.
4. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties, or the environment.
5. 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.
6. The proposed plan provides appropriate transition between the existing land uses surrounding the property.
7. That utilization of the PUD process allows the City additional controls to ensure quality building design and site development.

Conditions:

1. The appropriate sheets from the approved plan set shall be attached to the PUD Agreement as exhibits, including the color elevation of the buildings previously provided by the Applicant to the Planning Commission, as approved by Staff prior to submittal to City Council for final action.
2. Developer shall provide Staff a yearly written report of the PUD project status, as added to the PUD Agreement. Which shall be forwarded to the Planning Commission.
3. Add note to Section 10a. of PUD Agreement stating that developer has agreed to seed the undeveloped portions of Phase Two when the landscaping is installed, as reviewed and approved by Staff.