



Rochester Hills

Master Report

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File Number: 2004-0315

File Number: 2004-0315	File Type: Ordinance	Status: For Adoption
Version: 1	Reference: 02-027	Controlling Body: City Council
Requester: Planning/Development	Cost:	Introduced: 03/24/2004
File Name: City Place Final PUD (3)		Final Action:

Title: Approval of Final Planned Unit Development (PUD) - City Place, City File No. 02-027.
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Notes: G&V Investments, LLC
2565 Rochester Rd.
RH 48307
(248) 853-3030
28 acres located east of Rochester, south of Avon, zoned R-4

Also see file numbers 2004-0106 and 2004-0315

Code Sections:

Agenda Date: 05/05/2004

Indexes:

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Agenda Summary 2 cityplacepdf.pdf,
PUDAgreement050504.pdf, 2004-0315 Resolution.pdf

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2004-0315

..Title
Approval of Final Planned Unit Development (PUD) - City Place, City File No. 02-027.

..Body
Whereas, in the matter of City File No. 02-027 (City Place PUD), the Planning Commission recommended that City Council conditionally approve the Planned Unit Development. Such approval shall include the Planned Unit Development Agreement and Exhibits dated received February 4, 2004.

Now Therefore Be It Resolved that, on behalf of the City of Rochester Hills, the Rochester Hills City Council hereby approved the Planned Unit Development Agreement and Exhibits dated received February 4, 2004 between G&V Investments, LLC (G&V), whose address is 2565 Rochester Road, Rochester Hills, MI 48307, Fifth Third Bank, whose address is c/o Corporate Facilities, 38 Fountain Square Plaza, MD 10 ATA 1, Cincinnati, OH 55263, and the City of Rochester Hills, a Michigan Municipal Corporation, Rochester Hills, Michigan with the following findings and subject to the following conditions.

Be It Further Resolved that the Mayor and the City Clerk are authorized to execute and deliver the Agreement

on behalf of the City.

Findings:

1. The proposed PUD has met the qualifications of Section 138-1002 of the Zoning Ordinance.
2. The City's Master Plan identifies the subject site for future mixed-use development. The proposed development is consistent with that recommendation.
3. Dedication of additional road right-of-way, increased design and aesthetic controls, and the ability to restrict undesirable uses are substantial public benefits of the proposed PUD that could not be achieved under the B-2 district alone.
4. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties, or the environment. Moreover, the proposed PUD will improve public utility and circulation systems.
5. The proposed PUD has been designed to promote convenient vehicular and pedestrian circulation within the site.

Conditions:

1. That any reference of Land Divisions be removed from PUD Text and Exhibits prior to final approval.
2. That the Final Site Plans shall require review and recommendation from the Planning Commission and final approval from City Council.
3. That the applicant shall make any modifications necessary at the time of Final Site Plan Approval to meet Engineering or Fire Department Requirements.
4. That there be no drive-thrus, except for the bank, on the site.
5. That the PUD Agreement recites that no decrease or reduction in wetland mitigation requirements is being allowed or authorized by the PUD, which would come through the Wetland Use Permit process, if used.