



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

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2005-0371 V6

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development

DATE: August 8, 2005

SUBJECT: Preliminary Planned Unit Develop (PUD) Agreement – City File No. 05-016, property known as Meadowfield, 9.6 acres located south of Avon and west of Rochester Road, zoned SP, Special Purpose, Lombardo Companies, LLC, applicant.

REQUEST:

Preliminary Planned Unit Development Agreement Approval for the proposed Meadowfield Condominium Development.

BACKGROUND:

The applicant is proposing use of the Planned Unit Development (PUD) process to develop the subject site. The site is located on the north side of Meadowfield Drive, west of Rochester Road. The applicant is proposing 58 attached single-family Condominiums, which are designed in four-unit buildings and situated around a motor court in both two-and four-building groupings. The proposed Agreement limits the units to ranch style two-bedroom two-garage structures. Site plans and elevations are included in the attached PUD Plan.

The plan is being proposed in conjunction with a land sale and swap City Council approved with the applicant. The applicant would receive the subject site and the City receives 10 acres of property adjacent to the existing Eugene Nowicki Park with the intent of increasing the size of the park and the available parkland in that area of the City.

Please see attached Planning Commission Staff Report dated June 21, 2005 for full review of the Preliminary PUD Agreement and Exhibits.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary Planned Unit Development Agreement.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

Document3