



# Rochester Hills Master Report

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**File Number: 2005-0851**

**File Number:** 2005-0851      **File Type:** Agreement      **Status:** To Council  
**Version:** 3      **Reference:** 05-016      **Controlling Body:** City Council  
Regular Meeting  
**Requester:** Planning/Development      **Cost:**      **Introduced:** 12/05/2005  
**File Name:** Sheffield Development      **Final Action:**

**Title:** Approval of the Final Planned Unit Development Agreement - City File No. 05-016 - Sheffield of Rochester Hills, a proposed 58-unit PUD on approximately 9.6 acres, located west of Rochester Road and south of Avon, known as Parcel No. 15-22-226-016, Lombardo of Rochester Hills, LLC, applicant.

**Notes:** Anthony F. Lombardo  
6303 26 Mile Road  
Washington, MI 48094  
(586) 781-7900 ext. 43

**Code Sections:**      **Agenda Date:**  
**Indexes:** Planned Unit Development      **Agenda Number:**  
**Sponsors:**      **Enactment Date:**  
**Attachments:** Agenda Summary Approve PUD.pdf, Map aerial.pdf, **Enactment Number:**  
011506 Agenda Summary Discuss PUD.pdf, Report  
Staff FPUD.pdf, PUD Doc 010906.pdf

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/20/2005	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	01/18/2006	Discussed				

## Text of Legislative File 2005-0851

..Title  
Approval of the Final Planned Unit Development Agreement - City File No. 05-016 - Sheffield of Rochester Hills, a proposed 58-unit PUD on approximately 9.6 acres, located west of Rochester Road and south of Avon, known as Parcel No. 15-22-226-016, Lombardo of Rochester Hills, LLC, applicant.

..Body  
Resolved, that the Rochester Hills City Council hereby approves the Final Planned Unit Development Agreement for Sheffield of Rochester Hills, City File No. 05-016 dated received by the Planning and Development Department January 9, 2006 based on the following eight (8) findings and subject to the

following one (1) condition:

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. The proposed use is consistent of the intent of the Special Purpose Zoning District.
4. The proposed plan will not add facility loads above those contemplated by the Master Plan. The proposed use is less intense then several uses allowed in the Special Purpose District.
5. The proposed plan promotes the goals and objectives of the Master Plan.
6. The proposed use is consistent with existing and future land use patterns.
7. The proposed plan provides appropriate transition between the existing land uses surrounding the property.
8. That utilization of the PUD process allows the City additional controls to ensure quality building design and site development.

Condition:

1. The time frame for construction shall not exceed two years, unless otherwise approved by City Council at a later date.