



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

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Legislative File No: 2005-0490 V4

TO: Mayor and City Council Members

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

DATE: June 30, 2006

SUBJECT: Preliminary Planned Unit Development (PUD) Approval – City File No. 04-037 – a 122-unit ranch condo development on approximately 26 acres, located east of John R and north of School Road, various parcels zoned R-3, One Family Residential, Oakville Estates, L.L.C., applicant.

REQUEST:

Approval of the Preliminary Planned Unit Development for Oakville Estates, a proposed 122-unit ranch attached condominium development of duplex and triplex units, located on 26 acres east of John R and north of School.

BACKGROUND:

The applicant appeared several times before the Planning Commission and appeared before City Council, initially requesting a rezoning to multiple-family. That request was denied, but it appeared there was support for the proposed use. Subsequently, the applicant discussed utilizing the PUD process with the Planning Commission. During the first step of the PUD process, the Planning Commission and City Council review a conceptual plan with regards to the road layout, number of units, parking and basic design, to see if it meets the criteria and objectives for utilization of the PUD process. The existing and Master Planned zoning district (single-family) does not expressly permit the proposed use; however, the PUD Ordinance, attached, allows City Council to permit uses not normally allowed based on defined criteria. If the Conceptual Plan is approved, the future development must stay consistent with what is shown. At its June 20, 2006 meeting, the Planning Commission recommended approval of the Preliminary PUD with findings and conditions.

Staff departments have reviewed the conceptual plan, and at this point it meet the requirements for Preliminary review. However, there are several technical compliance issues that would need to be addressed during the Final review process. Including issues identified by the Planning Commission regarded visitor parking, offsite buffering from headlights, connectivity to adjacent properties, adding pathways to the Plan and a timeframe for construction to the Agreement (please refer to attached Minutes dated June 20, 2006).

A proposed PUD Agreement has been included for review. It has not been adjusted to include Planning Commission comments, and the Preliminary approval does not approve the text. It is only provided for the opportunity for City Council review, and comments will be incorporated into the Final PUD.

RECOMMENDATION:

The Planning Commission recommends that the proposed project meets the criteria and objectives for Preliminary review and approval of the Planned Unit Development Conceptual Plan, and recommends that City Council approval use of the PUD process for Oakville Estates, 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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