



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2014-0083

File ID: 2014-0083

Type: Project

Status: To Council

Version: 5

Reference: 14-008

Controlling Body: City Council
Regular Meeting

File Created Date : 02/20/2014

File Name: Sanctuary at Rivers Edge

Final Action:

Title label: Request for Approval of a Planned Unit Development (PUD) Agreement - Sanctuary at River's Edge PUD, a proposed 20-unit residential development on 6.19 acres, located north of Avon, east of Livernois and south of Harding, zoned RCD, One-Family Cluster, MJ Ridgepoint, LLC, Applicant

Notes: Mark Gesuale
MJ. Ridgepointe, LLC
49587 Compass Pointe
Chesterfield Township, MI 48047
586-421-5729
mark@wolverinebuildingcompany.com

Bill Mosher
Apex Engineering
279 N. Glengarry Rd.
Bloomfield Twp., MI 48301
586-739-5200
apexengmi@gmail.com

Ralph Nunez
Design Team Plus, LLC
975 E. Maple Rd., Suite 210
Birmingham, MI 48009
248-224-5933

RES0174-2014 - 7/21/2014 CC Mtg

Sponsors:

Enactment Date:

Attachments: 011215 Agenda Summary.pdf, PUD Agreement (Final).pdf, Final PUD Staff Report 121214.pdf, Map Aerial.pdf, Final Plans.pdf, Minutes PC 121614.pdf, Minutes PC 061714.pdf, Minutes PC 022514.pdf, Review Comments 120914.pdf, 072114 Agenda Summary.pdf, Pre Staff Report 061314.pdf, Review Comments 061214.pdf, Concept Plans.pdf, Cover Memo 022114.pdf, Public Hearing Notice.pdf, 072114 Resolution.pdf

Enactment Number:

Contact: P>A 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/25/2014	Discussed				
2	Planning Commission	06/17/2014					
2	Planning Commission	06/17/2014	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	07/21/2014	Adopted by Resolution				Pass
4	Planning Commission	12/16/2014	Recommended for Approval	City Council Regular Meeting			Pass
5	City Council Regular Meeting	01/12/2015					

Text of Legislative File 2014-0083

Title

Request for Approval of a Planned Unit Development (PUD) Agreement - Sanctuary at River's Edge PUD, a proposed 20-unit residential development on 6.19 acres, located north of Avon, east of Livernois and south of Harding, zoned RCD, One-Family Cluster, MJ Ridgepoint, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Planned Unit Development (PUD) Agreement for Sanctuary at River's Edge, a 20-unit residential development on 6.19 acres, located north of Avon, east of Livernois and south of Harding, zoned RCD, One-Family Cluster, Parcel No. 15-15-403-010, with the following findings and conditions:

Findings:

1. The proposed Final PUD is consistent with the proposed intent and criteria of the PUD option.
2. The proposed Final PUD is consistent with the approved PUD Concept Plan.
3. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties or the environment.
4. The proposed PUD promotes the goals and objectives of the Master Plan as they relate to providing varied housing for residents of the community.
5. The proposed PUD plan provides appropriate transition between the existing land uses and the surrounding property.

Conditions:

1. The appropriate sheets from the approved Final Plan set shall be attached to the PUD Agreement as exhibits, including the building elevations.
2. All other conditions specifically listed in the Agreement shall be met prior to Final Approval by City Staff.