



# Rochester Hills

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## Master

**File Number: 2020-0039**

**File ID:** 2020-0039

**Type:** Project

**Status:** To Council

**Version:** 3

**Reference:** 18-021

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 01/27/2020

**File Name:** Rochester Hills Research Park PUD

**Final Action:**

**Title label:** Request for Preliminary Planned Unit Development Plan Approval - Rochester Hills Research Park, a proposed campus addition (to five buildings) at the EEI Global site on 25 acres located at 1400 S. Livernois, south of Avon, zoned REC-W Regional Employment Center - Workplace; Designhaus Architecture, Applicant.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 06082020 Agenda Summary.pdf, Staff Report 03122020.pdf, Review Comments.pdf, EIS.pdf, Letter Gentile 05262020.pdf, Letter Fleis & Vandenbrick 05072020.pdf, Shumejko Memo Traffic 03092020.pdf, Response Memo Shumejko 05292020.pdf, RCOC Traffic Details.pdf, Letter Designhaus 121018.pdf, RHRP Response Letter 03062020.pdf, Traffic Impact Study 101519.pdf, Colored Renderings 03112020.pdf, PART 1 PUD Revision #7 Drawing Set-5 03112020.pdf, PART 2 PUD Revision #7 Drawing Set-7 03112020.pdf, PART 3 PUD Revision #7 Drawing Set-8 03112020.pdf, RH Research Park - Trail View 04212020.pdf, Supplemental Info.pdf, Minutes PC 04212020.pdf, Minutes PC 02182020.pdf, Minutes PC 011519.pdf, Public Hearing Notice.pdf

**Enactment Number:**

**Contact:** PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/18/2020	Postponed				Pass
2	Planning Commission	04/21/2020	Recommended for Approval	City Council Regular Meeting			Pass

## Text of Legislative File 2020-0039

### Title

Request for Preliminary Planned Unit Development Plan Approval - Rochester Hills Research Park, a proposed campus addition (to five buildings) at the EEI Global site on 25 acres located at 1400 S. Livernois, south of Avon, zoned REC-W Regional Employment Center - Workplace; Designhaus Architecture, Applicant.

### Body

**Resolved**, that the Rochester Hills City Council hereby approves the Preliminary Planned Unit Development Plan for Rochester Hills Research Park, a proposed campus addition at the EEI Global site on 25 acres located at 1400 S. Livernois, south of Avon, zoned REC-W Regional Employment Center - Workplace, Parcel No. 15-21-276-013, based on plans dated received by the Planning and Economic Development Department on March 11, 2020, Designhaus Architecture, Applicant, with the following findings and conditions:

### **Findings:**

1. The proposed PUD Concept Plan meets the criteria for use of the PUD option.
2. The proposed PUD Concept Plan meets the submittal requirements for a PUD concept plan.
3. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
5. The proposed development is consistent with the Master Land Use Plan to provide research and development operations.
6. The Planning Commission modifies the parking requirements, as justified by the applicant.
7. The Planning Commission modifies the right-of-way landscaping for Livernois, finding that existing vegetation meets the Ordinance requirements and modifies the required minimum parking spaces.

### **Conditions:**

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan.
2. The site plans, including but not limited to landscaping, engineering, tree removal and setback modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan.
3. The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan.
4. Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review.
5. Obtain a Tree Removal Permit at Final PUD Review.
6. Provide landscape and irrigation bond in the amount of \$281,225.00, plus inspection fees, as adjusted as necessary, prior to issuance of temporary grade certification by Engineering.

7. Address comments from applicable City Staff memos, prior to Final PUD submittal.
8. That the applicant works with staff on the best plan, and/or documentation in the PUD Agreement, to limit the view of trucks from Livernois, prior to Final approval.
9. That the applicant submits a plan for landbanked parking prior to Final Approval.
10. That a phased building plan be added to the PUD Agreement including that all general infrastructure improvements be included in Phase One, prior to Final approval.
11. Prior to Final approval, the applicant shall provide a plan for traffic improvements as discussed at the meeting that would include 3a. and 3b. per Paul Shumejko's memo dated March 9, 2020 and submit amended traffic study to Engineering that includes 3c. improvements to show what impacts those improvements would have on traffic flow.
12. The plan shall show more landscape material in front of Building 4 to break up the building elevation, prior to Final approval.
13. The applicant shall work with staff to submit a plan prior to Final approval of a revised transition from the Clinton River Trail to the property and to work with staff on an alternative entrance to the Trail between the development and its neighbor to the south to limit the amount of access points to the Trail.
14. That the plan shall show additional landscaping to the western side of the retention pond, prior to Final Approval.