



Rochester Hills Master Report

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File Number: 2005-0861

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File Type: Project

Status: To Council Liaison

Version: 2

Reference: 05-016

Controlling Body: City Council Regular Meeting

Requester: Planning/Development

Cost:

Introduced: 12/08/2005

File Name: Sheffield Development

Final Action:

Title: Site Plan Approval - City File No. 05-016 - Sheffield of Rochester Hills PUD, 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 Site Plans.pdf, PUD Doc 010906.pdf **Enactment Number:**

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 Aye: Boswell, Brnabic, Dettloff, Hardenburg, Holder, Hooper, Kaltsounis, Reece and Schroeder	City Council Regular Meeting			Pass

Text of Legislative File 2005-0861

..Title

Site Plan Approval - City File No. 05-016 - Sheffield of Rochester Hills PUD, Lombardo of Rochester Hills, LLC, applicant.

..Body

Resolved that the Rochester Hills City Council hereby approves the Site Plans dated received by the Planning Department on December 12, 2005, for Sheffield of Rochester Hills, City File No. 05-016, a 58-unit Planned Unit Development on approximately 9.6 acres, located south of Avon and west of Rochester Road, known as Parcel No. 15-22-226-016, Lombardo of Rochester Hills, applicant, with the following findings and conditions.

Findings:

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards, and requirements can be met subject to the conditions noted below.
2. The location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site, and on adjoining streets.
3. Automobile parking areas have been designed to avoid common traffic problems and promote safety. Further, deferred parking spaces have been identified on-site for future consideration.
4. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
5. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcel being developed and the larger area of which the parcel is a part.

Conditions:

1. That any remaining engineering issues identified in the HRC letter dated November 28, 2005 be addressed prior to issuance of a Land Improvement Permit
2. That the Landscape Calculations and Plant Schedule shall be adjusted to conform with the corrections identified in the City Landscape Architect's Memo dated December 15, 2005.
3. Provision of a performance guarantee in the amount of \$76,765.00, as adjusted if necessary by the City, for the proposed buffering/general landscaping and provision of a performance guarantee in the amount of \$15,950.00, as adjusted if necessary by the City, for the parking island trees. Such guarantees to be provided by the applicant prior to issuance of a Land Improvement Permit.
4. Appropriate approvals from the Oakland County Drain Commissioner, the Road Commission for Oakland County, and the Michigan Department of Transportation are obtained prior to issuance of a Land Improvement Permit for this project.
5. Add decking detail (wood steps, platform) to the plan, as shown at December 20, 2005 meeting, to be reviewed by Staff.
6. Indicate on plans, and in Master Deed, a potential emergency fire lane access easement, as approved by Staff, to be located on northeast corner of plan between buildings 11 and 12.