



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2014-0378 V4

**TO:** Mayor and City Council Members

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

**DATE:** March 6, 2015

**SUBJECT:** Request for Planned Unit Development (PUD) Agreement Approval – City File No. 14-012 – Barrington Park, a proposed 148-unit, residential development located on approximately 15.6 acres at the northeast corner of Auburn and Barclay Circle

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**REQUEST:**

Approval of a Planned Unit Development (PUD) Agreement for the Barrington Park PUD, a proposed 148-unit, attached townhome development on 15.6 acres located at the northeast corner of Auburn and Barclay Circle, adjacent to the City's DPS facility.

**BACKGROUND:**

This is the third step in the PUD process. At the first stage, PUD Concept Plan review, the Planning Commission and City Council determined that the Concept Plan met the qualifying criteria for use of the PUD option and the major elements of the development such as density, layout and building design, with the understanding that the details would be reviewed during steps two, technical compliance and three, Planning Commission recommendation and City Council review of the Final PUD. City Council approved the PUD Concept Plan for Barrington Park on November 10, 2014.

The proposed Barrington Park PUD abuts the DPS facility and homes to the east; office buildings to the north; across Barclay Circle to the west is the Hampton Village shopping center, and to the south, across Auburn is the Wildflower Subdivision and a school. The applicant worked with the residents to the east to enhance the buffer between the properties with an enhanced buffer consisting of a thick, vegetated screen wall. The site is zoned and master planned for Office; however, office would allow a much higher density, as was proposed previously when Crittenton brought forward a site plan for a large medical and urgent care facility (subsequently never built). The net density of the proposed PUD is 9.4 units per acre, consisting of 1,500 to 1,900 square foot, upscale townhome, please see the attached elevations. As a Planned Unit Development, the Site Plans also need City Council Approval (file number 2015-0047).

In addition to the detention pond, there will be five pocket parks, for a total of 1.57 acres of open space and areas for guest parking. Sidewalks are planned throughout the development, and there will be areas to store snow when plowed. The roads will be public, and the site will have two accesses, one each from Auburn and Barclay Circle. A deceleration lane is shown on the plans; however, MDOT is planning to make improvements to Auburn Rd. in 2016 including the addition of this lane, therefore the applicant will coordinate with the City engineering department and MDOT to ensure this improvement is made at the appropriate time.

There were many comments made at the Planning Commission meeting which resulted in changes to the PUD Agreement, including that the project would be completed in two phases, rather than multiple phases and a timeframe for commencement and completion, prior to the matter going before the City Council. Those revisions have been made in the attached PUD Agreement dated February 24, 2015, which includes a phasing plan illustrating the extent of the improvements to be made in phase 1, which have been reviewed and approved by the city attorney and applicable departments.

At its February 17, 2015 meeting, the Planning Commission unanimously recommended approval of the proposed PUD Agreement, Final Site Plans and approved a Tree Removal Permit with findings and conditions. Please refer to the attached Minutes from the February 17, 2015 Planning Commission meeting for further details.

**RECOMMENDATION:**

The Planning Commission recommends approval of the PUD Agreement for Barrington Park PUD. City File No. 14-012 subject to the findings and conditions noted in the attached Resolution.

The applicant will be present to provide an update since the Concept Plan was approved.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		