



Rochester Hills

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Master

File Number: 2019-0061

File ID: 2019-0061

Type: Project

Status: Draft

Version: 4

Reference: 18-015

Controlling Body: Planning
Commission

File Created Date : 02/05/2019

File Name: PUD Agreement - Brewster Village

Final Action:

Title label: Request for Approval of the First Amendment to the PUD Agreement for Brewster Village Condominiums, a proposed 30-unit development on 7.3 acres, located north of Walton, on the west side of Brewster, zoned SP Special Purpose and R-1 and R-3 One Family Residential; Robertson Brothers Homes, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 090919 Agenda Summary.pdf, Staff Report 082019.pdf, Letter RB 070219.pdf, Traffic Analysis Letter 061219.pdf, Review Comments 080919.pdf, DPS/Engineering Review Comments 081219.pdf, Email Loughrin 081419.pdf, Revised PUD Agreement 8-29-19.pdf, Email Staran 082919.pdf, Support Letter Samaritas 080819.pdf, Email Yuhasz 062019.pdf, Email in Support 071919.pdf, Email Ouimet 071519.pdf, Email Tilove 081319.pdf, Email Larroquette 081819.pdf, Email Wojciechowski 082719.pdf, Email Vianzanko 082319.pdf, Email Staran 072619.pdf, Site Plan.pdf, Minutes PC 021919.pdf, PHN Amend PUD 082019.pdf, PUD Agreement 022019.pdf, Minutes PC 082019.pdf, 031119 Agenda Summary.pdf, Staff Report 021919.pdf, Email Staran 022719.pdf, 031119 Resolution.pdf

Enactment Number: RES0080-2019

Contact: PLA 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	02/19/2019	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	03/11/2019	Adopted by Resolution				Pass

3	Planning Commission	08/20/2019	Recommended for Approval	City Council Regular Meeting	Pass
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Text of Legislative File 2019-0061

Title

Request for Approval of the First Amendment to the PUD Agreement for Brewster Village Condominiums, a proposed 30-unit development on 7.3 acres, located north of Walton, on the west side of Brewster, zoned SP Special Purpose and R-1 and R-3 One Family Residential; Robertson Brothers Homes, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the First Amendment to the PUD Agreement for Brewster Village Condominiums, a 30-unit development on 7.3 acres, located north of Walton, on the west side of Brewster, zoned SP Special Purpose and R-1 and R-3 One Family Residential, Parcel Nos. 15-08-376-015 and 15-08-331-041, based on the amended PUD Agreement dated received August 29, 2019, Robertson Brothers Homes, Applicant with the following findings and conditions:

Findings

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

Conditions

1. The applicant agrees to pay for the six PUD safety enhancement and public benefit recommendations, including the City's share of the reduced school speed zone flasher signs, in the Traffic Engineer's memo dated August 12, 2019.