



Rochester Hills

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Master

File Number: 2006-0226

File ID: 2006-0226

Type: Project

Status: To Council

Version: 4

Reference: N/A

Controlling Body: City Council
Regular Meeting

File Created Date : 03/15/2006

File Name: Kisil Residential Development

Final Action:

Title label: Request for Preliminary Planned Unit Development and Conceptual Site Plan Approval - Enclaves of Rochester Hills, a proposed 26-unit residential development on two parcels totaling approximately 30 acres, located on the east side of Rochester Road, north of Tienken (north of Cross Creek Sub), zoned RE, Residential Estate, TJ Realvest, LLC, Applicant

Notes: TJ Realvest, L.L.C.
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Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map aerial.pdf, Backup Docs.pdf, Concept PUD Plans.pdf, Elevation 2.pdf, Minutes PC 052014.pdf, Minutes PC 032106.pdf, Staff Report Concept PUD.pdf, Memo Breuckman 061313.pdf, Letter Kisil 060713.pdf

Enactment Number:

Contact: M. Gentry 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	03/21/2006	Discussed				
2	Planning Commission	06/18/2013	Discussed				
3	Planning Commission	05/20/2014	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2006-0226

Title

Request for Preliminary Planned Unit Development and Conceptual Site Plan Approval - Enclaves of Rochester Hills, a proposed 26-unit residential development on two parcels totaling

approximately 30 acres, located on the east side of Rochester Road, north of Tienken (north of Cross Creek Sub), zoned RE, Residential Estate, TJ Realvest, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Planned Unit Development and Conceptual Site Plan for Enclaves of Rochester Hills, a proposed 26-unit residential development on two parcels totaling approximately 30 acres, located on the east side of Rochester Road, north of Tienken, zoned RE, Residential Estate, Parcels No. 15-02-177-001 and 15-02-102-023, TJ Realvest, LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on April 21, 2014, with the following findings and conditions:

Findings:

1. The proposed PUD will allow more of the natural features to be preserved in their existing state than would be possible using conventional development and design standards.
2. The proposed development layout and design will result in a superior site layout compared to what could be achieved using conventional standards.
3. The PUD represents an aesthetic improvement and will create a more beautiful development than could be built using conventional standards.

Conditions:

1. Concept plan approval is for up to 26 units, with the understanding that a reduction in units may be necessary to meet engineering design requirements.
2. Addressing all comments in City Department review letters in the PUD Agreement and/or final site plan, whichever is most appropriate.
3. The street design modification is granted subject to the streets being designed to an appropriate set of low-speed, low-volume street design guidelines, and as approved by the City's Traffic Engineer.
4. Obtaining a Tree Removal Permit, Wetland Use Permit, Natural Features Setback Modifications, and Steep Slope Permit as part of the final site plan review process.
5. Review the tree preservation with the intent of keeping lot 24 and if necessary, explore the elimination of either lot two, three or four.