



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2014-0210 V3

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director of Planning and Economic Development, ext. 2572  
**DATE:** August 29, 2014  
**SUBJECT:** Request for Approval of the Final Planned Unit Development (PUD) Site Plans for Villas at Shadow Pines – City File No. 13-009 – a proposed 28-unit development, Shadow Pines, LLC, Applicant

**REQUEST:**

Approval of the Final PUD Site Plans for Villas at Shadow Pines, a proposed 28-unit residential development consisting of fourteen buildings containing 2 units each, located on 9.8 acres on South Boulevard between Adams and Crooks Rd., adjacent to Pine Trace Golf Club.

**BACKGROUND:**

At its June 17, 2014 meeting, the Planning Commission unanimously recommended approval of the Final Site Plans with several findings and conditions, as reflected in the attached Resolution. The Planning Commission also recommended approval of the Final PUD Agreement and Wetland Use Permit and approved a Tree Removal Permit (please refer to attached Minutes dated June 17, 2014, 2014).

**RECOMMENDATION:**

Finding that the proposed Final Site Plans meet the criteria and objectives of the Zoning Ordinance and the recommended PUD agreement, the Planning Commission recommends approval of the Final Site Plans for Villas at Shadow Pines, City File No. 13-009, subject to the findings and conditions noted in the attached resolution.

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