



Rochester Hills

Agenda Report

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File Number: 2007-0023

File Number: 2007-0023 **File Type:** Project **Status:** To Council Work Session
Version: 2 **Reference:** 04-037 **Controlling Body:** City Council Work Session
Requester: Planning/Development **Cost:** **Introduced:** 01/09/2007
File Name: Oakville Estates **Final Action:**

Title: Request for Approval - Final Planned Unit Development (PUD) - City File No. 04-037 - Oakville Estates PUD, 122 ranch condos on 25.7 acres, located east of John R, north of School Road, Parcel Nos. 15-24-100-037, -038, -009, -010, -040, -028, -019, -018, and -029.

Notes: See 2007-0022

Code Sections:

Agenda Date:

Indexes:

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Final PUD Agreement.pdf, PC Minutes.pdf

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1 Planning Commission 02/20/2007 Postponed

Notes:

1 Planning Commission 03/06/2007 Recommended for Approval City Council Work Session Pass

Notes: **MOTION** by Yukon, seconded by Dettloff, in the matter of City File No. 04-037 (Oakville Estates PUD), the Planning Commission **recommends** that City Council **approve** the Final PUD agreement (dated revised 02/28/07) with the following seven (7) findings and subject to the following three (3) conditions.

Findings:

1. The proposed Final PUD is consistent with the proposed intent and criteria for utilization of the PUD Process.
2. The proposed Final PUD is consistent with the Preliminary Approval for utilization of the process and the Preliminary PUD plan.

3. *The proposed plan has not been utilized to avoid applicable requirements of the City's Ordinance.*
4. *The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties, or the environment.*
5. *The proposed PUD promotes the goals and objectives of the Master Plan as they relate to providing varied housing for the residents of the City.*
6. *The proposed plan provides appropriate transition between the existing land uses surrounding the property.*
7. *That utilization of the PUD process allows the City additional controls to ensure quality building design and site development.*

Conditions:

1. *The appropriate sheets from the approved plan set shall be attached to the PUD Agreement as exhibits, including the color elevation of the buildings previously provided by the Applicant to the Planning Commission, as approved by Staff prior to submittal to City Council for final action.*

Mr. Kaltsounis asked for a Condition to add a yearly review of the PUD development, to be written into the Agreement. Chairperson Boswell said Mr. Cueter would have to agree, and the motion maker and seconder would have to agree to add it. Mr. Cueter asked if they could give a written report to the Planning Staff, rather than having to come to a night meeting. They could answer any questions at that time. Mr. Anzek said that was how it was done in the past, and written reports were submitted to the appropriate Departments. He suggested that Mr. Cueter submit a report, which would be forwarded to the Planning Commission, and if there were questions Staff could not answer, Mr. Cueter would be invited to a meeting.

Mr. Reece brought up Mr. Schroeder's suggestion about seeding the undeveloped property. Mr. Reece said he would like that added to the PUD Agreement, but questioned if it should be in the Site Plan motion. He suggested that it be added to Section 10, Landscaping. Mr. Staran agreed it should be added to the PUD Agreement. Mr. Gaber thought it should be a Condition of Site Plan approval, to give Mr. Cueter an opportunity to investigate it so he could bring it up to City Council if there was a problem. Chairperson Boswell stated that he would rather have it in the PUD Agreement. He asked Mr. Staran where the seeding should be added. Mr. Cueter suggested adding it to the section Mr. Reece had mentioned regarding landscaping on School Road (Section 10).

2. *Developer shall provide Staff a yearly written report of the PUD project status, as added to the PUD Agreement, which shall be forwarded to*

the Planning Commission.

3. *Add note to Section 10a. of PUD Agreement stating that developer has agreed to seed the undeveloped portions of phase two when the landscaping is installed, as reviewed and approved by Staff.*

Aye: Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Reece, Schroeder and Yukon

Text of Legislative File 2007-0023

..Title

Request for Approval - Final Planned Unit Development (PUD) - City File No. 04-037 - Oakville Estates PUD, 122 ranch condos on 25.7 acres, located east of John R, north of School Road, Parcel Nos. 15-24-100-037, -038, -009, -010, -040, -028, -019, -018, and -029.

..Body

Proposed Resolution for Consideration at the April 25, 2007 Regular Meeting

Resolved, that the Rochester Hills City Council hereby approves the Final Planned Unit Development (PUD) Agreement, revised 2/28/07, for Oakville Estates PUD, a 122-unit ranch condo development on 25.7 acres, located east of John R., north of School, Parcel Nos. 15-24-100-037, -038, -009, -010, -040, -028, -019, -018 and -029, with the following findings and subject to the following conditions.

Findings:

1. The proposed Final PUD is consistent with the proposed intent and criteria for utilization of the PUD Process.
2. The proposed Final PUD is consistent with the Preliminary Approval for utilization of the process and the Preliminary PUD plan.
3. The proposed plan has not been utilized to avoid applicable requirements of the City's Ordinance.
4. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties, or the environment.
5. The proposed PUD promotes the goals and objectives of the Master Plan as they relate to providing varied housing for the residents of the City.
6. The proposed plan provides appropriate transition between the existing land uses surrounding the property.
7. That utilization of the PUD process allows the City additional controls to ensure quality building design and site development.

Conditions:

1. The appropriate sheets from the approved plan set shall be attached to the PUD Agreement as exhibits, including the color elevation of the buildings previously provided by the Applicant to the Planning Commission, as approved by Staff prior to submittal to City Council for final action.
2. Developer shall provide Staff a yearly written report of the PUD project status, as added to the PUD Agreement. Which shall be forwarded to the Planning Commission.
3. Add note to Section 10a. of PUD Agreement stating that developer has agreed to seed the undeveloped portions of phase two when the landscaping is installed, as reviewed and approved by Staff.