



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2013-0171 V6

**TO:** Mayor and City Council Members

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

**DATE:** July 10, 2015

**SUBJECT:** Request for Approval of the second amendment to the Planned Unit Development (PUD) Agreement – City File No. 98-047.3 – City Apartments at City Walk, to allow a four-story residential apartment building and accessory structures

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**REQUEST:**

Approval of the second amendment to the Planned Unit Development (PUD) Agreement for City Walk PUD, to allow residential on all floors of a four-story 52- 60 unit apartment building and accessory structures, located at the southeast corner of Rochester and Tienken, zoned FB-2, Flexible Business Overlay with a PUD Overlay.

**BACKGROUND:**

City Council approved the subject site as a PUD Overlay in March of 2004. The site is zoned B-2 with FB-2 overlay but is subject to the specific requirements of the PUD. Residential uses were not permitted per the original PUD Agreement, but the applicant appeared before the City Council on December 9, 2013 for approval of a first amendment to the PUD Agreement to allow residential uses and develop Building D as a four-story commercial and residential building with apartments on the top three floors. Other changes to the PUD included adding residential parking requirements, and updating the sign requirements to reflect signs permitted in the FB-2 overlay district.

The first PUD amendment also allowed Building D to exceed the maximum height limit in the B-2 district subject to approval of a conditional use permit, which is also requested as part of this amendment and site plan (please refer to file 2015-0264 and 2015-0226 respectively).

Market analysis has shown that there is a great need for high-end apartments, and the applicant would now like Building D to be comprised of apartments on all four stories without commercial on the first floor and has requested approval of the Second Amendment to the PUD to allow this. In addition, the request includes adding accessory structure garages. Please refer to the attached second amendment and staff report for further details. The City attorney has reviewed and approved the amended PUD Agreement.

A public hearing was noticed and held before the Planning Commission on June 30, 2015 with requests for second amendment to the PUD, conditional use and site plan approval recommendations. The Planning Commission unanimously recommended approval of all three, with a minor change to the Agreement regarding changing the word setbacks between buildings to building “separation” which has been modified in the attached second amendment to the PUD Agreement. Please refer to the attached Planning Commission Minutes from the June 30, 2015 meeting.

**RECOMMENDATION:**

The Planning Commission and staff have reviewed the proposed Agreement and recommend approval of the second amendment to the PUD Agreement.

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
Department Review		
Department Director		
Mayor		
City Council Liaison		

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