



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2020-0261 V2

**TO:** Mayor and City Council Members  
**FROM:** Sara Roediger, Director of Planning and Development, ext. 2573  
**DATE:** July 31, 2020  
**SUBJECT:** Request for Approval of the 1<sup>st</sup> Amendment to the PUD Agreement between Rochester University and the City of Rochester Hills – City File No. 94-426.10 – Rochester University, Applicant

**REQUEST:**

Approval of the First Amendment to the Planned Unit Development (PUD) Agreement between Rochester University and the City of Rochester Hills, to allow a 70-unit townhome development on 7.9 acres that will be split off from the University’s campus. A land division is in process.

**BACKGROUND:**

City Council approved the subject site as a PUD Overlay which was entered into on January 30, 2006. The site is zoned SP Special Purpose but is subject to the specific requirements of the PUD. The original PUD called for dorms on the 7.9 acres, which is planned to be sold to Pulte Homes to build townhomes. Housing is consistent with the University’s Master Plan for the proposed area.

The applicants state that the project will provide much needed multi-family housing options for the campus community and that the location is ideally suited for pedestrian access to the campus for residents. As mentioned in an associated agenda summary, the public benefit of the proposed townhome PUD includes extending the sidewalk on the western side of campus to connect the campus frontage on Avon with the Clinton River Trail, and passive trails behind the new development will be extended to allow residents to park on campus and connect to the City owned green space and woods.

The First Amendment to the PUD was reviewed and approved by Mr. Staran. A public hearing was noticed and held before the Planning Commission on July 21, 2020, and the matter was unanimously approved. Please refer to the attached Planning Commission minutes from the July 21<sup>st</sup> meeting.

**RECOMMENDATION:**

The Planning Commission and staff have reviewed the proposed Agreement and recommend approval of the First Amendment to the PUD Agreement between Rochester University and the City of Rochester Hills to remove the 7.9 acres from the approved Rochester University PUD.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney  Yes  N/A