



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2015-0226 V2

**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 PUD Site Plan for City Apartments – City File No. 98-047.3 – a proposed four-story, 52–60 unit apartment building with accessory garage structures at City Walk, located at the southeast corner of Rochester and Tienken

**REQUEST:**

Approval of the PUD Site Plans for City Apartments, a proposed four-story, 52-60 unit residential apartment building located at City Walk, at the southeast corner of Rochester and Tienken, zoned FB-2, Flexible Business with a PUD Overlay.

**BACKGROUND:**

At its June 30, 2015 meeting, the Planning Commission unanimously recommended approval of the site plan with several findings and conditions, as reflected in the attached Resolution. The Planning Commission also recommended approval of the amended PUD Agreement and conditional use permit to allow residential on all four stories and for the height of the building. Please refer to the attached Minutes dated June 30, 2015.

Since the Planning Commission meeting, the applicant has submitted revised plans that address the Fire Departments comments (please refer to the updated memo from the Fire Department dated July 9, 2015). The revised plans also include the architectural detailing requested by the Planning Commission. Finally, at the public hearing, concerns were raised by a resident regarding impact on traffic. In response, the City’s Transportation Engineer has provided a response memo dated July 8, 2015 that continues to recommend approval of this project.

**RECOMMENDATION:**

Finding that the proposed site plan meets the criteria and objectives of the zoning ordinance and the recommended PUD Agreement, the Planning Commission recommends that the City Council approve of the site plan for City Apartments, City File No. 98-047.3, subject to the findings and conditions noted in the attached resolution.

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