



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2018-0077

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning & Economic Development, ext. 2573

DATE: March 29, 2018

SUBJECT: Request to schedule a public hearing regarding the approval of a Brownfield Plan for Legacy Rochester Hills, City File No. 17-043, located at the northeast corner of Hamlin and Adams Roads

REQUEST:

Schedule a public hearing for the regular meeting of City Council on April 23, 2018, to consider the request for a Brownfield Plan (Plan) for landfill property located at the northeast corner of Hamlin and Adams, zoned by consent judgment. A 368-unit multiple family development is proposed for the site.

BACKGROUND:

The Brownfield Redevelopment Authority (BRA) approved a Plan for Legacy of Rochester Hills on March 6, 2018. After further review of the Plan it was determined that there were some deficiencies identified and additional information was needed for review, which is why this application was requested to be removed from the agenda at the March 12, 2018 City Council meeting. The updated information have been submitted to the BRA, who will reconsider the Plan with the updated information at its April 10, 2018 meeting. In order to keep this project moving forward, staff is requesting that Council set a public hearing at its April 9, 2018 meeting to be able to consider the Plan on April 23, 2018.

This site has a long history, and the City has previously approved a Plan for this site in 2006 that never came to fruition. Ownership of the property has since changed hands, and is not planned to be developed as originally approved. As such, the City Council terminated the current Plan at the February 5, 2018 meeting and approved a draft consent judgment amendment that would allow for residential use of the property.

The application has been reviewed by Tom Wackerman of ASTI Environmental, the City's environmental consultant. As noted in Mr. Wackerman's letter, the plan is administratively complete and ready for review by the City. In accordance with Act 381 of 1996, the Brownfield Redevelopment Financing Act the City's BRA is authorized to review and make a recommendation regarding the Plan. The Brownfield Act also requires that a public hearing be held prior to considering the request for approval of a Plan. If Council agrees to hold the public hearing on April 23, 2018, staff will proceed with notification of the appropriate parties and schedule the hearing.

RECOMMENDATION:

Schedule the public hearing for the regular meeting of City Council on April 23, 2018

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

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