



## Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP  
 Date: 4/23/2020  
 Re: **Rochester University PUD Amendment #1 (City File #19-022)**  
**PUD Amendment - Planning Review #1**

The applicant has proposed an amendment to the approved PUD to remove a portion of the property from the Rochester University (formerly Rochester College) PUD. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

- Background.** The City Council approved the Preliminary PUD for a proposed project known as Rochester University Townhomes (aka The Groves) on March 16, 2020. That project would occupy a portion of the property that is currently part of the Rochester University PUD. The University intends to sell the property to Pulte Homes in order to facilitate the development of the proposed townhome project. In order to complete the sale and parcel split and ensure the accurate implementation of the existing Rochester University PUD, the University is proposing an amendment to remove the property in question from the Rochester University PUD. The original Rochester University PUD was entered into on January 30, 2006 and the area in question was shown as student housing with associated parking.
- Zoning and Land Use** (*Section 138-4.300 and 138.7.103*). The site is split zoned, with the northern portion zoned R-1 and R-3 One Family Residential District and the southern portion zoned SP, Special Purpose; however the applicant is proposing to develop the site with a PUD option. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
<b>Site</b>	<b>SP Special Purpose</b>	<b>Rochester University</b>	<b>SP Special Purpose</b>
North	R- 4 and R-3 One Family Residential, RCD Residential Cluster Development, O-1 Office	Open space, Medical office	Open Space, Residential 3
South	SP Special Purpose, RM-1 Multiple Family, FB-3 Flex Business	Multiple family	Multiple Family, Commercial Residential Flex 3
East	FB-2, Flex Business	Church, Industrial uses, Fitness facility	Commercial Residential Flex 2
West	O-1 Office	Medical office	Residential 3

- Site Layout** (*Section 138-5.100-101 and Section 138-7.104*). Other than the removal of the property in question, no changes to the site layout are proposed.