



Department of Planning and Economic Development

Staff Report to the Planning Commission

July 15, 2020

First Amendment to the Rochester University PUD Agreement

REQUEST First Amendment to the Original PUD Agreement Recommendation

APPLICANT Tom Rellinger
Rochester University
800 W. Avon Rd.
Rochester Hills, MI 48307

LOCATION Rochester University Campus on Avon, east of Livernois

FILE NO. 94-426.10

PARCEL NO. 15-15-451-008

ZONING SP Special Purpose with PUD Overlay

STAFF Kristen Kapelanski, AICP, Planning Manager

Summary

In conjunction with the request for approval of a 70-unit townhome development for Pulte Homes, which requires approval of a new PUD Agreement, the original PUD Agreement between Rochester University and the City needs to be amended to exclude the 7.9-acre parcel for the townhomes. The University filed an application to amend the original PUD on April 13, 2020. The original PUD called for student housing for the subject location, but the University states that “the townhomes will provide much needed, new construction, multi-family housing options for our campus community, both for staff/faculty families and students.” The project received Preliminary PUD approval by City Council on March 16, 2020, and a land division was applied for to remove the subject parcel. Please refer to the staff report for applicant Pulte Homes for details about the project and the public benefit proposed.



Mr. Staran has reviewed the revised PUD Agreement and has recommended approval, as have Engineering and Planning. If the Planning Commission agrees that the proposed First Amendment to the PUD Agreement is consistent with the Master Plan for the University, the following is a motion for consideration:

First Amendment to the PUD Agreement Recommendation Motion

MOTION by _____, seconded by _____, in the matter of City File No. 94-426.10 (The First Amendment to the Rochester University PUD), the Planning Commission **recommends** that City Council **approves** the First Amendment dated received April 13, 2020 by the Planning and Economic Development

Department with the following findings and subject to the following conditions.

Findings

1. The proposed amended PUD Agreement is consistent with the proposed intent and criteria of the PUD option.
2. A new PUD Agreement between Pulte Homes and the City of Rochester Hills requires removal of 7.9 acres of land on the campus to be sold for a 70-unit townhome development.
3. The proposed amended PUD Agreement is consistent with the approved Final PUD plan for The Groves/Rochester University Townhomes.
4. The proposed amended PUD Agreement will not create an unacceptable impact on the public utility systems, surrounding properties or the environment.
5. The proposed amended PUD agreement promotes the goals and objectives of the Rochester University Master Plan and the City's Master Plan as they relate to providing varied housing for the residents of the City.
6. The proposed Agreement provides for an appropriate transition between the subject site and existing land uses to properties to the east and west.

Conditions

1. City Council approval of the First Amendment to the PUD Agreement.

Reference: First Amendment to the PUD Agreement dated received April 13, 2020;

Attachments: Original PUD Agreement dated 1/30/06; Email from J. Staran dated 4/20/20 and memo from Engineering dated 4/20/20; Letter of Support RU; PHN Notice.

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