

Planning and
Development

Derek L. Delacourt

DATE: April 16, 2010

TO: Planning Commission

RE: Revised City Place PUD
Agreement

The applicant has requested a discussion item with the Planning Commission regarding the City Place Project. The owners are proposing a revised PUD agreement for the site. The applicant met with City Council in March to discuss the proposed changes, (draft Minutes from that meeting are attached for your review).

The revised PUD agreement is designed to replace the previous approval and to be much more flexible in nature. The current PUD includes detailed site plans and associated information consistent with what is necessary for a full site plan approval. At the time of the original submission for this site, the City did not have a Zoning Ordinance regulating mixed use development. The detailed plans are a result of a negotiation between the City and the applicant to determine what the final product would be. Since that time, the City has revised in its Master Plan and adopted Mixed Use regulations as part of its Zoning Code. The applicant is proposing to use that standard, Flexible Business 1, as the base of the revised PUD. Those regulations are identified in Chapter 8 of the City's Zoning Ordinance. The City's adopted regulations would replace the detailed drawings currently included in the packet. Any site plan submittal would be required to go through the full review and approval process at the time of submission. The Commissions full review authority would remain intact, as opposed to ensuring conformance with the PUD exhibits.

In addition to the requirements of the Code, the applicant is requesting flexibility from the use requirements and is offering additional dimensional restrictions, the largest being the addition of 50,000 square feet of general retail. The revised agreement identifies the criteria for incorporation of the commercial into any future development, and the attached map identifies the locations on the site it may be considered. The applicant is requesting the Commission to comment on this addition and to provide any input.

The applicant will identify all of the proposed changes to the agreement during their presentation.

The following suggested modifications/additions are offered for discussion:

- The agreement and all applicable sections should be modified to clearly state that the Current B-2 zoning of the site was only put in place to support the applicant's requested PUD. The City and the applicant understand the City never intended, and does not support, B-2 General Commercial development of this site. Also it should also state that the FB-2 MLUP designation was put in place for the same reason.

- Reference to the Historic Designation of the site should indicate that if the property is not delisted, that all plans for the designated property will require approval of the HDC in conformance with the City's Preservation Ordinance.
- The document should be modified to indicate that construction of utilities under roads will require the review and approval of the City Engineer at the time of site plan approval.
- That language be include that indicates nothing in this document is designed to supersede the review of the Fire Department, and all submitted plans will meet the requirements of the RHFD.

The above are only Staff's initial comments on the revised agreement. The agreement has not been reviewed by other City Departments or the City Attorney at this point. The Planning Commission should feel free to provide comment and input on any and all sections and language of the proposed agreement.

The Commission can find copies of the original agreement by using the following links. They are large documents and difficult to copy. Pleas let us know if you have any trouble viewing these, and we will make arrangements to get them to you.

[http://ww3.rochesterhills.org/Temp/CityPlacePUD\[1\].pdf](http://ww3.rochesterhills.org/Temp/CityPlacePUD[1].pdf)

<http://ww3.rochesterhills.org/Temp/CityPlacePlans-PUD.pdf>

Please contact us if you have any questions or would like additional information forwarded to you.

Thank you.