



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.  
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**Legislative File No: 2007-0024 V3**

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572

**DATE:** March 26, 2007

**SUBJECT:** Acceptance for First Reading – An Amendment to chapter 138 of the Code of Ordinances to rezone nine parcels totaling approximately 26 acres, located east of John R and north of School, from R-3, One Family Residential to PUD, Planned Unit Development District, Oakville Estates, LLC applicant.

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**REQUEST:**

The applicant is requesting first reading for rezoning of the subject site to a Planned Unit Development District (PUD) in accordance with the PUD Ordinance. In addition, the applicant is requesting approval of the PUD Agreement, Final Site Plans and a Wetland Use Permit (See File Nos. 2007-0023, 0022 and 0027).

**BACKGROUND:**

The applicant received approval of the Preliminary PUD Agreement and exhibits from City Council on July 19, 2006, for 122 attached, city-family ranch condominiums located near the northeast corner of John R and School roads. The applicant satisfactorily met the conditions of approval and modified the Site Plan and Final PUD document based on comments by City Staff, the Planning Commission and City Council.

The Planning Commission recommended approval of the Final PUD Agreement, Rezoning to PUD, Final Site Plans and Wetland Use Permit, and approved the Tree Removal Permit, on March 6, 2007. The timeframe for the project was negotiated and the Commission added conditions requiring the applicant to provide a yearly status report for the project and to seed phase two to avoid weeds until the buildings were constructed. The Final PUD has remained consistent with the Preliminary PUD and all applicable City Departments reviewed the plans and supplemental documentation and recommended approval. Please refer to the March 6, 2007 Minutes for the discussion.

**RECOMMENDATION:**

Staff and the Planning Commission recommend that City Council approve the rezoning and accept the request for first reading.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		

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