

City Council Agenda Summary Sheet (Non Purchases)

Agenda No: 2004-0106 City Place PUD Rezoning
Date: April 12, 2004
Prepared By: Derek Delacourt, Planning and Economic Development x2573
City File No: 02-027

Meeting Date: April 21, 2004

PURPOSE:

Review of the final PUD Agreement and the potential first reading of both the underlying and PUD overlay rezoning requests. If both first readings of the rezoning are approved the Final PUD Agreement would be approved at the time of the second reading.

DISCUSSION:

The subject site is located on the east side of Rochester Road, north of Hamlin Road. The site is comprised of three properties approximately 29 acres in size and is currently undeveloped except for a single-family home on a portion of one parcel (an aerial map is included in the staff report identifying the subject parcels). A county drain that also qualifies as a regulated watercourse under City Ordinance bisects the subject site. Also, a Detroit Edison easement separates the southern parcels from the parcel on the north end of the site.

SUMMARY

The applicant is proposing the redevelopment of the site through use of the PUD section of the City's Zoning Ordinance, Section 138-1004. Both the Planning Commission and City Council have approved the applicant for use of the PUD process. The applicant has submitted a full PUD Agreement and exhibits for recommendation by the Planning Commission to City Council. The Planning Commission did recommend approval of the final PUD subject to conditions (minutes attached).

The property includes a locally designated historic district - the large southern L-shaped parcel. There is a single family home on the parcel that was designated in 1978 by the City. The applicant has met with the Historic Districts Commission to discuss the possibility of moving the house on site and to discuss the adaptive re-use of the house as part of the project. The applicant has not received approval from the HDC for the relocation of the historic structures based on a lack of finalized plans for the proposed new location. However, the HDC did pass a resolution including conditions supporting the proposed move. The applicant would be required to receive full HDC approval prior to Final Site Plan approval if the PUD Agreement is approved.

FINAL PUD APPROVAL

The applicant is requesting final PUD approval for the proposed project. The exhibits included in the PUD have not received a full technical review by staff. At this point technical review of the site is difficult without resolution of remaining issues.

The PUD ordinance does allow for approval of the PUD Agreement and Exhibits prior to review and approval of Final Site Plans. In relation to the proposed project the PUD Agreement would be considered the parameters by which the Final Site Plans would be reviewed. The PUD would become the guiding document for the redevelopment of the site.

FISCAL INFORMATION:

None

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final PUD Agreement; specific action requested tonight is the **First Reading** of the **B-2 Underlying Rezoning** and **First Reading** of the **PUD Overlay Rezoning**. Approval of the Final PUD document itself would occur at the time of second reading.

ATTACHMENTS:

Minutes, various
Map aerial
Report Staff
Memo Delacourt

Department Authorization: Ed Anzek, Director of Planning and Development

Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA