



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

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Legislative File No: 2004-0905

TO: Mayor and City Council Members

FROM: Ed Anzek, Planning and Development, (248) 841-2571 – ext. 2572

DATE: March 7, 2005

SUBJECT: Request for approval of a Preliminary Planned Unit Development (PUD) for Rochester College– City File No. 94-426.

REQUEST:

The applicant is proposing future development of the 80± acre site, located on the north side of Avon, east of Livernois, through use of the PUD section (Section 138-1004) of the City's Zoning Ordinance. The request is for review and approval of the proposed Preliminary PUD Agreement and exhibits.

BACKGROUND:

Over the past several years, the College has been working with the City Council, Planning Commission and Historic Districts Study Committee to try to find a solution for developing its site that would be beneficial to all parties (please refer to attached Minutes from 2003 and 2004). The College property is extremely limited in area available for future expansion by the extreme topography on portions of the site, the presence of floodplain and regulated wetlands, and other environmentally sensitive areas of the site. In addition, approximately 40 acres of the College's site is a designated local Historic District.

Based on these reasons, City Council passed a motion directing the applicant toward use of a Planned Unit Development as a potential tool for future development that would meet the goals and objectives of the applicant and the City. The PUD would assist in future development by allowing flexibility to increase the College's potential development space (i.e., increased height, reduction of setbacks and other flexibility), which would not currently be allowed by the City's Zoning Ordinance, and by preserving a redefined Historic District and maintaining the historic structures in an acceptable condition. The College would work with the City and other groups to place unbuildable environmentally sensitive areas of the College into conservation easements for future protection.

The applicants appeared before the Planning Commission and City Council on February 8, 2005 to present a proposed Master Plan, PUD Agreement and Exhibits. At that meeting, the Planning Commission unanimously recommended that City Council approve use of the PUD process, with consideration of key findings for the Final PUD Agreement. The Commission also requested a subsequent workshop, which was held on March 1, 2005, to discuss issues related to the PUD in more detail, and to identify any specific concerns of the Commission prior to Final submission of the PUD agreement. The applicant met with the City's Historic Districts Commission on February 17, 2005 to discuss proposed modification of the College's Historic District, including moving the farmhouse onto the modified parcel. Please refer to the attached Staff Reports and Minutes for additional information.

The College is zoned Special Purpose which would require Conditional Land Use approval for each phase of development. Utilization of the PUD would allow the Planning Commission and Council to review the College's entire Master Plan and determine if all future proposed development of the site meets the conditions of CLU. If approved, it removes that additional layer of review and approval for each phase streamlining the process for both the College and the City.

The College and the Planning Commission, at several meetings over several years, have discussed the possibility of reviewing a Master Plan for the College. This would allow review of individual phases or projects and help identify a plan that to meet the future development needs of the College. Finalization of the Master Plan would take place prior to Final PUD approval.

RECOMMENDATION:

Staff and the Planning Commission agree that the proposed use of the PUD process is appropriate for the subject site and recommends that City Council approve the Preliminary Planned Unit Development (PUD) for Rochester College, City File No. 94-426.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		