
CITY OF ROCHESTER HILLS

Planning and
Development

DATE: November 12, 2004

TO: Planning Commission & City
Council

FROM: Derek Delacourt

RE: PUD Ammendment

Staff has been working on proposed amendments to the City's Planned Unit Development (PUD) Ordinance to correct identified existing problems and to allow the Ordinance to be utilized for desired projects that have been approved for the use of the process.

As part of that effort Staff examined two options. The first is to amend the City's existing Ordinance to correct the problems; the second, based on several discussions with the Commission and Council, is to identify an Ordinance that would maintain the intent of the current PUD and at the same time eliminate some of the complexity and restrictions in use and approval.

To that extent, Staff has provided two examples for review and discussion in your packet. The first includes proposed draft amendments to the City's current Ordinance (Division 18). The second is the PUD Ordinance currently used by the City of Auburn Hills (Section 1830).

Staff's opinion is that both examples accomplish the same goals, both establish the same type of criteria for use, and both allow the same amount of control to the City. The differences involved are the ease of use by both the City and any proposed applicant, and the flexibility provided to determine the most appropriate use and design based on individual site condition and circumstance. The main difference is the removal of the requirements to change the underlying zoning associated with the City's Ordinance and instead, indication that any use associated with a proposed PUD attempts to conform with the general requirements of the Proposed Use.

Staff is requesting input from both the Commission and Council for which direction to proceed. The provided Auburn Hills example is included only to demonstrate a possible direction; any proposed amendment would be modified for this City and brought back to both bodies for review, comment and approval.

