

**City of Rochester Hills
Department of Planning**

STAFF REPORT TO THE PLANNING COMMISSION

April 19, 2005

Rochester College Final PUD & PUD Rezoning	
APPLICANT	Rochester College 800 W. Avon Rochester Hills, MI 48307
LOCATION	North side of Avon Road between Livernois and Rochester Road
SIDWELL	15-15-376-001, 15-15-451-003 & 15-15-451-006
FILE NO.	94-426
ZONING	SP, Special Purpose
STAFF	Derek Delacourt, Planner
REQUEST	Final PUD & PUD Rezoning

SUMMARY

The Planned Unit Development (PUD) process is being utilized for Rochester College as a resolution to multiple issues related to the proposed future development of the College. Rochester College is a fixture in the City of Rochester Hills and, as it always has, remains one of the City's most unique and challenging sites for development. The City's Planning Commission and the College have attempted to identify and utilize a process to review the proposed future development of the campus for many years. The identification of and resolution to several issues related to that development have created roadblocks to that goal. Two of the major issues preventing review of the College's Master Plan have been the existing Historic Parcel that is a part of the College property and the environmental issues related to the site. Recently, based on meetings between the College, City Staff, the City's Historic Districts Study Committee (HDSC), and the City Council, the PUD process was identified as a potential tool to resolve those issues and afford the City and the College the opportunity to identify a plan for future development that benefits all of the parties involved. To that end the use of the PUD process was recommended for approval by the Commission and approved by City Council.

Subsequent to that approval the College has submitted a Final PUD Agreement including exhibits. The College has appeared before the Planning Commission, minutes attached, at a workshop meeting to review the Final PUD and to identify any remaining issues.

The College revised the proposed final agreement and resubmitted for review by Staff; changes made since the workshop meeting are identified by strike-through in the proposed agreement. Applicable City Staff reviewed the agreement and recommended approval. Any proposed conditions of Staff are included in the attached motion.

FINAL PUD PROCESS

The final process includes recommendation from the Commission to City Council on PUD rezoning and the PUD Agreement motions for each area included. If the City Council approves the rezoning, the Agreement it is then signed by the involved parties and recorded by the applicant with a copy being provided to the City. After a copy is provided to the City the Agreement is complete.

Any final site plans for the property, in total or by phase, are still required to be submitted to the City and be reviewed and approved through the normal process, including any applicable City permits not included in the agreement.

The specific action requested for consideration by the Planning Commission is a recommendation to City Council relative to approval of the Final PUD Agreement and PUD Rezoning for Rochester College (City File No. 94-426).

References: Rochester College Final PUD Agreement and Associated Exhibits; Notice of Public Hearing, Planning Commission Minutes dated 03/15/2005.

RECOMMENDATION

Staff recommends the following motions in reference to City File # 94-426:

MOTIONS

MOTION by _____, seconded by _____, in the matter of City File No. 94-426 (Rochester College), the Planning Commission **recommends** that City Council **approve** the Final PUD agreement with the following findings and conditions.

Findings:

1. The proposed project meets the standards for use of the Planned Unit Development process.

2. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties, or the environment.
3. The proposed PUD has been designed to promote convenient vehicular and pedestrian circulation within the site.
4. The PUD allows for resolution to the modification of the Historic District located within the college campus and flexibility for future College expansion

Conditions:

1. That the City's Planned Unit Development Ordinance is amended to allow Special Purpose Zoning in connection with an approved PUD, prior to the agreement being recorded.
2. That the proposed final PUD change all reference to the "New Historic District" and refer to it only as the "Modified Historic District", prior to being recorded.
3. That page five section five of the agreement text be changed to recognize that the relocation of the House onto the district shall require the approval of the Historic District Commission including the sighting of the house, prior to review by City Council.
4. That page 8 section 14 of the PUD text be changed to indicate that the College agrees to meet the intent and requirements of the tree conservation ordinance for all phases and portions of any future development, prior to review by City Council.
5. That a Land Division application is reviewed and approved by the City for the proposed "Modified Historic District", and that the City's Historic District Ordinance is amended to reflect the modified district, prior to the Final PUD being recorded.

MOTION by _____, seconded by _____, in the matter of City File No. 94-426 (Rochester College), that the Planning Commission **recommends** that City Council **approve** an Ordinance to amend Chapter 138 of the Code of Ordinances of the City of Rochester Hills, in regards to Rochester College to Planned Unit Development.