



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

**1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)**

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**Legislative File No: 2004-0905**

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572  
**DATE:** May 9, 2005  
**SUBJECT:** Rochester College Planned Unit Development Rezoning

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**REQUEST:**

The applicant is requesting first reading for rezoning of the subject site to a Planned Unit Development (PUD). If approved the applicant will appear at a future meeting for second reading and approval of the Final PUD Agreement. The PUD Agreement is included in submitted materials for review and discussion by Council.

**BACKGROUND:**

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 at a workshop meeting and a second time where a Public Hearing was held to review the Final PUD and to identify any remaining issues. The Planning Commission recommends approval of both the rezoning and Agreement.

The College revised the proposed final agreement and resubmitted for review. Applicable City Staff reviewed the agreement and recommend approval.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Planned Unit Development Rezoning and Agreement.

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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>		