

## **City Council Agenda Summary Sheet (Non Purchases)**

**Agenda No:** 2004-0340 Rochester College Future Development Discussion  
**Date:** March 29, 2004  
**Prepared By:** Derek L. Delacourt  
**City File No:** 94-426

**Meeting Date:** April 7, 2004

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### **PURPOSE:**

To seek input from City Council regarding the use of the Planned Unit Development process as an appropriate solution for Rochester College and its proposed future development.

### **DISCUSSION:**

Per City Council direction, following previous discussion, Staff, HDSC and HDC members, Council members, the Mayor, and representatives of the College met to discuss possible solutions to the future development needs of the College and the City's concerns regarding the existing Historic District. The intent was to provide a solution that would allow the College to have flexibility in future expansion and development of the College and to eliminate the need to remove the district to accomplish that goal.

The proposed solution is to incorporate the College's Master Plan and the redistricting of the City's Historic District into a Planned Unit Development (PUD) Agreement. This would allow the College and the City to negotiate the parameters for the future development of the College. The PUD, if approved, would provide the College increased development opportunities and preserve the historic structures on the property and some of the districts associated context.

The PUD could provide flexibility to the college in the following areas if approved:

- Height
- Parking
- Setbacks/Dimensional Requirements
- Wetlands and Natural Features Setbacks
- Conditional Land Use Approvals

Flexibility in these areas would allow the college to increase its future development potential and preserve a redefined historic district. The PUD agreement may also require the maintenance of the historic structures in an acceptable condition and that the College work with the City and other groups to place unbuildable environmentally sensitive areas of the College into conservation easements for future protection.

It is Staff's opinion that based on the uniqueness of Rochester College and the presence of the Historic District that the site meets the intent for use of the PUD ordinance.

**FISCAL INFORMATION:**

None

**RECOMMENDATION:**

Staff recommends that City Council direct Staff, the HDSC, and the College to start the process of implementing an agreement that achieves the above stated goals.

**ATTACHMENTS:**

[Click **here** and list attachments submitted]

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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**