



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2010-0094 V11

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: August 1, 2014

SUBJECT: Request by G&V Investments for a discussion regarding a concept plan for approximately 27 acres of property located on the east side of Rochester Road, north of Hamlin

REQUEST:

Discuss and provide comment regarding the proposed conceptual plan for approximately 27 acres of property located on the east side of Rochester Road, north of Hamlin (referred to as Eddington Square).

BACKGROUND:

When G&V requested the termination of their Planned Unit Development agreement triggering a discussion regarding the subsequent rezoning of their property they also asked for the city's support in pursuing the realignment of Eddington Blvd with Drexelgate to enable a traffic signal to be installed. The direction provided by the City Council at that time was that it was difficult to address G&V's concerns without having a better understanding of how this entire site might be developed. G&V provided concept plans of the Boulevard's realignment but not how the rest of the site could be developed along with the supporting roadway system.

Since that time G&V has retained the services of Gibbs Planning and Associates to develop a plan for the major land area along Rochester Road using the optional FB-2 Overlay standards. At the recommendation of Staff, the applicants appeared before the Planning Commission on July 22, 2014 to seek guidance and input regarding their proposed concept plan showing both structure and roadway systems.

Several people from the adjacent neighborhood and across Rochester Road spoke, and the Minutes from that meeting are attached. The Planning Commission had no objections to the conceptual plan and several offered positive comments. At the conclusion of the meeting, Mr. Gilbert was advised that if he wanted to present the concept to the City Council he would need to submit a letter and request same.

RECOMMENDATION:

Discuss the concept plan prepared by G&V Investment. It is expected that Mr. Gilbert will request direction as to how he might proceed with the realignment of Eddington Blvd. Much of this has been discussed before, and it is not a simple process, as there are many issues, from resident non-support to the procedures involved in vacating platted ROW, and MDOT, to list a few. Staff would

suggest that it is unlikely any clear answers can be provided unless and until further research is conducted to identify all issues associated with the realignment of Eddington Blvd. and the impacts of the various actions.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

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