



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

**1000 Rochester Hills Dr.
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Legislative File No: 2005-0098 V4

TO: Mayor and City Council Members

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

DATE: August 8, 2005

SUBJECT: Request for First Reading – An amendment to Chapter 138 of the Code of Ordinances of the City of Rochester Hills to rezone ten parcels of land, near the northeast corner of Adams and South Boulevard to PUD (Planned Unit Development), for City File 03-010, Historic Lorna Stone Village Planned Unit Development, Lorna Stone, LLC, Applicant.

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 applicant was approved to utilize the PUD process for the redevelopment of the site. The applicant has appeared several times before both the Planning Commission and City Council to discuss conceptual plans for the site. Also, the applicant has appeared before the City's Historic District Commission to discuss the renovation of the existing structure on the designated portion of the site, as well as the overall development of the project. The current proposed plan represents the culmination of those meetings.

The Planning Commission recommended approval of the proposed Final PUD and the PUD rezoning, subject to conditions. All of the conditions requested by the Commission have been addressed in the Final Agreement included for review.

PROPOSED PROJECT

The PUD plans propose the construction of a mixed-use development. The majority of the site will consist of mixed residential units with a small amount of live-work space shown in the three buildings located closest to Adams Road. The live-work space could be utilized as either small commercial or office suites. The residential will consist of three different types, single-family residential, attached condominiums and townhouse style buildings. The site would incorporate common open space within the site and pedestrian facilities throughout the site, with connections to the surrounding area.

The plan also proposes to renovate the existing historic structure on the northern 10-acre parcel included in the PUD. The renovation would be required to take place as part of any first phase improvements to the site. Any renovation will require the approval of the City's Historic Districts Commission (HDC); also all new development located on the designated 10 acres will require the HDC's review and approval.

RECOMMENDATION:

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

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		