



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

**1000 Rochester Hills Dr.
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Legislative File No: 2006-0044

TO: Mayor and City Council Members

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

DATE: January 9, 2006

SUBJECT: Acceptance for First Reading – An Amendment to Chapter 138 of the Code of Ordinances to rezone 9.6 acres located south of Avon and west of Rochester Road, from SP, Special Purpose to PUD, Planned Unit Development, for Sheffield of Rochester Hills PUD, Lombardo of Rochester Hills, applicant.

REQUEST:

The applicant is requesting first reading for rezoning of the subject site to a Planned Unit Development (PUD) in accordance with the amended PUD Ordinance. If approved, the applicant will appear at a future meeting for second reading and approval of the Final PUD Agreement and Site Plans.

BACKGROUND:

The applicant received approval of the Preliminary PUD Agreement from City Council on September 7, 2005 for 58 attached, single-family ranch condominiums located off of Meadowfield Drive. (The City recently completed the sale and land swap of the subject property for ten acres on Adams Road). The applicant satisfactorily met the conditions of approval and modified the Site Plan and Final PUD document based on comments by the Commission and Council.

The Planning Commission recommended approval of the Final PUD Agreement, rezoning to PUD and Final Site Plans, and approved the Tree Removal Permit on December 20, 2005. The Plan had remained consistent with the Preliminary PUD and all applicable City Departments reviewed the plans and supplemental documentation and recommend approval. A potential emergency easement access to the shopping center to the east was added as a condition, but no other changes were recommended for the Site Plan.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approve the rezoning and accept the request for first reading.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

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