



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

**1000 Rochester Hills Dr.
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Legislative File No: 2007-0460

TO: Mayor and City Council Members

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

DATE: July 23, 2007

SUBJECT: Discuss proposed residential PUD – City File No. 06-012 – Lorna on the Green PUD, 28 acres located on South Boulevard between Crooks and Adams, zoned R-4

REQUEST:

The applicant is requesting discussion regarding utilization of the PUD Ordinance to develop approximately 28 acres of land as a mixed residential development.

BACKGROUND:

The applicant has proposed, and the Planning Commission recommended for approval, a R-4 Single-Family Site Condominium development for the subject site. The proposed development meets or exceeds all Ordinance requirements. However, at the June 5, 2007 meeting the Planning Commission expressed dissatisfaction with the proposed development and indicated that they would prefer something different.

At the Commission's July 17th meeting, the applicant proposed a revised conceptual plan for discussion. The concept plan indicates 60 mixed residential units, consisting of single-family units and two and three family attached units. The Commission reviewed the plan and felt that it had enough merit to pursue as a Planned Unit Development (PUD).

Utilization of the PUD process is a City Council decision and is solely at Councils discretion. Section 138-1003 of the attached PUD Ordinance indicates the four criteria that are required to utilize the process. The attached letter from the applicant's attorney, dated July 20, 2007, indicates the criteria they feel they meet. The applicant has included several pictures of other similar projects he has developed. Also attached are the minutes from the June 5th and July 17th Planning Commission meetings where the project was discussed.

RECOMMENDATION:

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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