



# Rochester Hills

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## Master

**File Number: 2010-0094**

**File ID:** 2010-0094

**Type:** Project

**Status:** To Council

**Version:** 4

**Reference:** 2010-0094

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 02/17/2010

**File Name:** Proposed revisions to City Walk PUD

**Final Action:**

**Title label:** Request by G&V Investments for termination of the existing City Place Planned Unit Development (PUD)

**Notes:** City File No. 02-027,

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, WWRP Request 100213.pdf, Beier Howlett Ltr 100913.pdf, 062413 Agenda Summary.pdf, Letter Anzek 060413.pdf, WWRP Request 061213.pdf, Beier Howlett Ltr 062113.pdf, Ltr from RH Chrysler Jeep Dodge.pdf, Ltr from Winchester Vlg HOA.pdf, Ltr from Meadowfield Condo Assn.pdf, 030110 Agenda Summary.pdf, PUD Comparison Chart.pdf, WWRP Ltr 021610.pdf, Map (aerial).pdf, City Place PUD Site Plan.pdf, Land Use Site Plan.pdf, PC Minutes 081809.pdf, Suppl July 2010 City Place PUD.pdf, PUD Agreement.pdf, 030110 Resolution.pdf

**Enactment Number:**

**Contact:** S. DiSipio, PLNG, 2571

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council Regular Meeting	03/01/2010	Discussed				
2	City Council Regular Meeting	06/24/2013					
2	City Council Regular Meeting	06/24/2013	Discussed				
4	City Council Regular Meeting	10/28/2013					

### Text of Legislative File 2010-0094

#### Title

Request by G&V Investments for termination of the existing City Place Planned Unit Development (PUD)

**Body**

**Whereas**, in 2004, the Rochester Hills City Council approved the City Place Planned Unit Development Agreement between G&V Investments and the City of Rochester Hills for a proposed mixed use land development with a mixture of commercial, office and multi-family residential uses on G&V's property on the east side of Rochester Road, north of Bordines; and

**Whereas**, in 2010, the City Council approved the City Place Amended and Restated Planned Unit Development Agreement; and

**Whereas**, under Section 18.C of the City Place Amended and Restated PUD Agreement, if the project is not substantially completed within 10 years and the City believes the Developer has abandoned the project, the City may take action to terminate the PUD Agreement and rezone the property; and

**Whereas**, the Developer G&V acknowledges that it has not substantially completed the project, and G&V has notified the City Council in writing that they are unable to develop or submit a site plan for the development of the property pursuant to the PUD Agreement; that they do not request an extension of time because the property cannot be developed under the PUD Agreement, so an extension would be pointless; that they are abandoning the PUD Agreement, effective November 16, 2013, and waive their right under the Agreement to an abandonment notice; and that they request the City Council to terminate the PUD Agreement.

**Resolved**, that the Rochester Hills City Council determines the owners of the City Place PUD are abandoning the project; consequently, the City Council hereby decides to terminate the PUD Agreement between G&V Investments and the City of Rochester Hills, pending referral to and report and recommendation from the City Planning Commission as to the appropriate zoning designation for the property; and

**Be It Further Resolved**, that the City Council refers this matter to the City Planning Commission to evaluate the area, the Master Land Use Plan and the zoning to determine and initiate the appropriate zoning designation(s) for the property and to make a report and recommendation to City Council.