



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2013-0171 V3

TO: Mayor and City Council Members

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

DATE: November 26, 2013

SUBJECT: Approval of a Revised Planned Unit Development Agreement for City Walk, File No. 98-047.2, located at the southeast corner of Rochester and Tienken Roads, Tienken Partners, LLC applicant.

REQUEST:

Approval of the first amendment to the Planned Unit Development (PUD) Agreement for City Walk, a 12-acre development located at the southeast corner of Rochester and Tienken Roads.

BACKGROUND:

City Council approved the subject site as a PUD Overlay in March of 2004. The site is zoned B-2 but is subject to the specific requirements of the PUD. In 2009 an FB-2 overlay zoning designation was added to the site, although the development and use of the site remains bound by the requirements of the PUD agreement.

The existing floor area on the site is almost 100% occupied, with the exception of one 1,720 square-foot building. One building has not been built. That building is planned for the vacant area on the east side of the site, and was approved as a one-story retail building in the original PUD. In response to current market conditions the property owner approached the City with an idea to convert that building from one-story retail into a mixed-use building with high-end residential apartments over first-story retail and parking. The center also has existing, unoccupied upstairs space that can accommodate residential units. Residential is not permitted per the existing PUD Agreement, so the applicant is requesting an amendment to the PUD that would permit residential uses.

The amended PUD would also allow for the as-yet unbuilt building along the east property line to exceed the maximum height limit in the B-2 district subject to certain design criteria. If the building is proposed to exceed the maximum height limit in the B-2 district it would require conditional use approval, which requires City Council approval.

Other changes to the PUD include adding residential parking requirements, and updating the sign requirements to reflect signs permitted in the FB-2 overlay district.

The Planning Commission held a public hearing including notice to all property owners within 300 feet of the site on November 19, 2013. The Planning Commission unanimously approved a recommendation of approval for the proposed amendment to City Council. The minutes from those meetings are attached.

The proposed amendment to the PUD and the originally approved PUD are attached.

RECOMMENDATION:

The Planning Commission has reviewed the proposed agreement and recommends approval of the revised PUD agreement.

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