



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

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Legislative File No: 2004-1057 V5

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Development, ext. 2572
DATE: June 6, 2005
SUBJECT: Proposed Planned Unit Development Ordinance

REQUEST:

First Reading Revised Planned Unit Development Ordinance.

BACKGROUND:

Staff has been working on proposed amendments to the City's Planned Unit Development (PUD) Ordinance to correct identified problems and to allow the ordinance to be utilized for projects the City has approved for the use of the process.

Based on the discussion at the November 16, 2004 joint meeting with the Commission and City Council, it was determined that there was a need to bring forth an Ordinance that would maintain the intent of the current PUD, and at the same time eliminate some of the complexity and restrictions in use and approval.

Staff's opinion is that the proposed new ordinance establishes the same type of criteria for use and allows the same amount of control for the City as in the current Ordinance. The differences are the ease of use by both the City and any proposed applicant, and the flexibility provided to determine the most appropriate use and design based on individual site condition and circumstance. The main difference is the removal of the requirements to change the underlying zoning associated with the City's Ordinance and instead, it indicates that any use associated with a proposed PUD attempts to conform to the general requirements of the Proposed Use.

The proposed new Ordinance has been reviewed and recommended for approval by the City's Planning Commission. The copy provided to Council for first reading has been revised since the April 15 Planning Commission meeting, to address issues identified by the Commission at that meeting.

RECOMMENDATION:

Staff and the Planning Commission recommend City Council approve the proposed new PUD Ordinance.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

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