
CITY OF ROCHESTER HILLS**P**lanning and
Development

DATE: August 14, 2009

TO: Planning Commission

FROM: Derek Delacourt, Deputy Director

RE: Proposed Revisions to City Place
PUD – City File No. 02-027

Ojibway Development and G&V properties have requested the opportunity to meet with the Planning Commission regarding the potential to revisit and, ultimately amend/rewrite, the approved City Place PUD. The existing PUD is a mixed use office, residential and small suite retail development that was approved by the City Council in 2003, (please refer to the attached PUD text and plan). On several occasions with the Staff and at least once previously with the Commission, representatives from G&V have expressed their inability to develop and market the site as approved. This is due to a variety of factors, the economy being the most apparent.

Since the adoption of the City's Master Land Use (MLUP) plan and subsequently the Zoning Ordinance supporting it, Staff and the owner have had several conversations regarding the potential to revisit the PUD, to provide more flexibility for current and future owners of the site, protect surrounding residents, and to ensure that the development of the site will be to a standard the City finds acceptable.

Currently the site is zoned B-2 (general retail) with a PUD overlay. The PUD is a negotiated agreement between the owner and the City that determines both the uses allowed and general layout and design of the site. That document, and associated exhibits, is recorded and controls future development of the site. If, by mutual consent of the City and the developer, that agreement were to be made void, the site would revert to its original zoning designation of single-family residential.

The site is currently master planned for B-2 with a FB-2 overlay; however, both of those and the existing B-2 zoning were put in place strictly to support the requested PUD. If the PUD was eliminated, Staff would recommend an immediate amendment to the MLUP eliminating both the B-2 zoning and the FB-2 overlay. Based on the previous MLUP and existing conditions Staff would recommend a FB-1 overlay designation for the subject property.

To achieve the flexibility the developer is requesting, and to ensure any future development of the site is acceptable to the City, Staff is proposing the following for consideration by the Planning Commission. A revised PUD would be submitted by the applicant based on the adopted Zoning Ordinance Flexible Use Districts. The majority of the site would be tied to the FB-1 district, with the southwest corner tied to the FB-2 district - the difference being that the FB-2 district allows for general retail/commercial. The FB-2 district would be restricted to a maximum square footage and be developed in accordance with the City's Zoning Ordinance. The balance of the site would be required to be developed in accordance with the FB-1 zoning requirements.

The applicant is requesting that some of the flexibility included in the existing PUD be reincorporated into the revised document. Those items are identified in the attached letter and outline dated received by the Planning Department July 2, 2009. The City would also have the opportunity to request additional requirements/protection in any revised PUD. Those items would be required to be incorporated into a revised PUD agreement. The intent is to create some flexibility for future development but be assured that it is done in connection with approved City standards.

Staff and the applicant are seeking input on the idea of revising the PUD, if the Planning Commission and City Council believe the idea has merit. Further meetings would be in order to determine any additional requirements or flexibility from the relevant Ordinance.

It should also be noted that the property South of Eddington Blvd. is a locally designated Historic District.

For Tuesday evening's discussion, we would ask that you look over the FB-1 and FB-2 provisions of the new Zoning Ordinance.

Thank you.