



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
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[www.rochesterhills.org](http://www.rochesterhills.org)

Legislative File No: 2013-0371 V3

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director of Planning and Economic Development, ext. 2572  
**DATE:** November 1, 2013  
**SUBJECT:** Request for approval of an Amended Consent Judgment between the City of Rochester Hills and Avon & John R Retail and its General Partners, proposed for two parcels at the northwest corner of Avon and John R, zoned R-3, One Family Residential

**REQUEST:**

The request is for approval of an amendment to a nearly 30 year old consent judgment. The proposed amendment includes a site plan that would complete the tasks identified but not completed from the original 1984 consent judgment. The current building is known as Avon Country Market.

**BACKGROUND:**

The proposed consent judgment has been revised to address items of discussion at the October 28, 2013 Council meeting. Those items include:

- *Hours of Operation.* Limitations have been included in the revised Consent Judgment. The applicant proposes daily limits of 6am to midnight.
- *Uses.* The revised Consent Judgment prohibits all animal and agriculture uses (which include pet boarding facilities and veterinary clinics), adult regulated businesses (which are not permitted in the B-2 district, only as a conditional use in the B-3 district), and any restaurant or bar with a class C liquor license.
- *Typographic corrections* as suggested by the City Attorney.

**RECOMMENDATION:**

Staff is requesting City Council to consider the approval of the amended consent judgment, subject to any additional terms and conditions deemed appropriate by Council and agreed to by the applicant.

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