

City Council Agenda Summary Sheet (Non Purchases)

Agenda No: 2004-0314 (See Agenda No. 2004-0106 re: City Place)
Date: April 12, 2004
Prepared By: Derek Delacourt, Planning and Development, ext. 2573
City File No: 02-027

Meeting Date: May 5, 2004

PURPOSE:

Second reading of the underlying rezoning and PUD overlay rezoning. Also, a request for approval of the proposed Final PUD Agreement.

DISCUSSION:

At its April 21, 2004 meeting City Council reviewed the proposed PUD Plan and completed first reading of both the underlying rezoning and the PUD overlay zoning. At that meeting Council discussed issues related to the proposed development. The most prominent of these being the use of the City's proposed 180-foot master planned right-of-way. The applicant agreed and has altered language in the PUD agreement to indicate dedication of the State identified 150-foot right-of-way on Rochester Road. However, no indication or identification of the City's proposed 180-foot right-of-way is included.

If City Council requires additional language or assurances about the future use of the City's proposed right-of-way, a condition needs to be added to the approval of the Final PUD at this time.

Below is the condition the Planning Commission included as part of its recommendation regarding the site:

- That the applicant amends the PUD to show that a 180-foot right-of-way is the proposed right-of-way and further, that the applicant is to accomplish the 150-foot right-of-way dedication. The PUD shall further recite that the PUD, as built, may use and develop in that 180-foot proposed right-of-way, as defined in the Master Plan and Master Thoroughfare Plan of the City of Rochester Hills, but that uses in the proposed 180-foot right-of-way shall be vacated or moved according to an approved plan to be implemented upon the occurrence of a certain triggering event that indicates a need for City use for traffic or other reasonable purposes to accomplish the overall health, safety and welfare of the community. That the language in the PUD that accomplishes a proposed plan and triggering event be approved by City Staff and City Attorney, prior to submission or approval of the City Council.

All other conditions of the Planning Commission have been addressed in the Agreement or as recommended conditions of Final PUD approval.

FISCAL INFORMATION:

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final PUD Agreement.

ATTACHMENTS:

Department Authorization: Ed Anzek, Director of Planning and Development

Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA