



## CITY COUNCIL REPORT

DATE: April 15, 2009

TO: John Szerlag, Acting City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services  
Mark F. Miller, Planning Director

SUBJECT: Council Comments Regarding City of Sterling Heights

### Background

At the April 6, 2009 City Council meeting, council comments included a report of proactive measures used by the City of Sterling Heights to encourage and promote additional land uses. It was noted that flexible Zoning Ordinance requirements were adopted. Mark Miller, Troy Planning Director, contacted Don Mende, Sterling Heights City Planner, to investigate these new tools. Mr. Mende indicated that two Zoning Ordinance amendments were adopted to promote additional land uses. First, City of Sterling Heights amended their Zoning Ordinance by revising the Planned Unit Development (PUD) provisions to expand the land uses eligible for a PUD. Secondly, City of Sterling Heights amended their Zoning Ordinance to allow for Conditional Rezoning, pursuant to the Michigan Zoning Enabling Act.

### Conclusion

City of Troy staff became aware of the Conditional Rezoning Enabling Legislation immediately upon adoption and signing by the Governor. City Management worked with the City Attorney's Office, the Planning Commission and City Council to implement Conditional Rezoning. Troy City Council adopted a Zoning Ordinance Text Amendment permitting Conditional Rezoning in July of 2006. Troy City Council approved three PUD's in the mid 2000's. City Management noted procedural and process difficulties with these 1999 PUD provisions. City Management and the City Attorney's office worked with Carlisle/Wortman Associates, Inc., the Planning Commission, and the development community to produce a comprehensive re-write of the PUD provisions. Besides streamlining the approval process, the new PUD provisions potentially permit all land uses at all locations throughout Troy. These PUD provisions were adopted in April of 2007. A total of seven projects utilized the City of Troy Conditional Rezoning and PUD development approval process since their adoption.

Prepared by MFM

G:\City Council Agenda Items\2009 Agenda Items\04 20 09\CC Report 04 20 09.docx