



# Rochester Hills

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## Master

**File Number: 2015-0264**

**File ID:** 2015-0264

**Type:** Permit

**Status:** To Council

**Version:** 2

**Reference:** 98-047.3

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 06/22/2015

**File Name:** City Apartments Building Height

**Final Action:**

**Title label:** Request for Conditional Use Approval - City Apartments, for the height of the four-story apartment building at City Walk, located at the southeast corner of Rochester and Tienken, zoned FB-2 with a Planned Unit Development Overlay; City Walk, LLC, Applicant

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** 072015 Agenda Summary.pdf, Site Plans.pdf, Minutes PC 063015.pdf, PHN CLU 063015.pdf

### Enactment Number:

**Contact:** PLA 656-4660

### Hearing Date:

### Drafter:

### Effective Date:

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/30/2015	Recommended for Approval	City Council Regular Meeting			Pass

## Text of Legislative File 2015-0264

### Title

Request for Conditional Use Approval - City Apartments, for the height of the four-story apartment building at City Walk, located at the southeast corner of Rochester and Tienken, zoned FB-2 with a Planned Unit Development Overlay; City Walk, LLC, Applicant

### Body

**Resolved,** that the Rochester Hills City Council hereby approves a Conditional Use for City Walk/City Apartments for the height of the four-story apartment building at City Walk, located at the southeast corner of Rochester and Tienken, zoned FB-2 with a Planned Unit Development Overlay, Parcel No. 15-11-103-009, City Walk, LLC, Applicant with the following findings and condition:

### Findings:

1. Per the PUD Agreement, the Planning Commission is authorized to make a recommendation to City Council for the height of the building.

2. The maximum height of the apartment building is 60 feet.
3. The proposed building and other necessary site improvements meet or exceed the standards of the zoning ordinance.
4. The expanded use will promote the intent and purpose of the Planned Unit Development Agreement.
5. The proposed building has been designed and is proposed to be constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing and planned character of the development, the general vicinity, adjacent uses of land, the natural environment and the capacity of public services and facilities affected by the land use.
6. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering an alternative housing option.
7. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and refuse disposal.
8. The proposed development should not be detrimental, hazardous or disturbing to existing or future neighboring land uses, persons, property or the public welfare.
9. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Condition:

1. Use of the common areas shall be available from 6:00 a.m. until midnight.