Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2021-0001

File ID: 2021-0001	**Type:** Permit	**Status:** To Council
Version: 3	**Reference:** 20-022	**Controlling Body:** City Council Regular Meeting
		File Created Date : 01/12/2021

File Name: CU Zeenat Plaza

Final Action:

Title label: Request for Conditional Use Recommendation for Zeenat Plaza, a three-story mixed-use retail and residential building on .49 acre located at the southwest corner of Auburn and Gerald Ave., zoned BD Brooklands District; Hisham Turk, Applicant

Notes: - City File No. 20-022

Sponsors:

Enactment Date:

Attachments: 022221 Agenda Summary.pdf, Staff Report 021621 rev.pdf, Review Comments PC.pdf, 18007 Rearview.pdf, Cost Estimate Emails.pdf, Material Board.pdf, Updated EIS 020321.pdf, Email Fazal 021521.pdf, Flyer.pdf, Email Colling 021521.pdf, Zeenat Site Plans Part 1.pdf, Zeenat Site Plans Part 2.pdf, Minutes PC 011921.pdf, Minutes PC 021621.pdf, Public Hearing Notice.pdf

Enactment Number:

Contact: PED 656-4660

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	01/19/2021	Discussed				
2	Planning Commission	02/16/2021	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2021-0001

Title
Request for Conditional Use Recommendation for Zeenat Plaza, a three-story mixed-use retail and residential building on .49 acre located at the southwest corner of Auburn and Gerald Ave., zoned BD Brooklands District; Hisham Turk, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use for Zeenat Plaza, a three-story, mixed-use retail and residential building on .49 acre located at the southwest corner of Auburn and Gerald Ave., zoned BD Brooklands District, Parcel No. 15-36-226-068, based on plans dated received by the Planning and Economic Development Department on December 11, 2020 and February 4, 2021, Hisham Turk, Applicant

<u>Findings:</u>

1. The use will promote the intent and purpose of the Zoning Ordinance for the recently adopted BD district.

2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.

3. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering jobs and another financial institution.

4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.

5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.

6. 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.