



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2015-0264 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: July 10, 2015

SUBJECT: Request for conditional use approval for the height of Building D at City Walk, City Apartments – City File No. 98-047.3 – a proposed four-story, 52 -60 unit apartment building with accessory garage structures, located at the southeast corner of Rochester and Tienken

REQUEST:

Approval of a conditional use for the height of the four-story building for City Apartments, a proposed 52-60 unit residential apartment building located at City Walk, at the southeast corner of Rochester and Tienken, zoned FB-2, Flexible Business with a PUD Overlay.

BACKGROUND:

At its June 30, 2015 meeting, the Planning Commission unanimously recommended approval of the conditional use with several findings and a condition, as reflected in the attached Resolution. A condition was added limiting the time that people could use the common area located on the roof of the garages from 6am to midnight. The Planning Commission also recommended approval of the Amended PUD Agreement and amended site plan.

The PUD allows the height of the building to go up to 70 feet, with a condition that any building exceeding 30 feet is required to receive conditional use approval. The proposed building is 60 feet. The PUD Agreement states that the building has to be located so it does not penetrate the sky plane at a 45° angle 50 feet off of the property line, 30 feet off the ground. The proposed building meets this regulation. Please refer to the attached minutes dated June 30, 2015 for further information.

RECOMMENDATION:

Finding that the proposed site plan for the height of Building D meets the criteria s of the zoning ordinance, the Planning Commission recommends that City Council approve the conditional use for City Apartments, City File No. 98-047.3, subject to the findings and condition noted in the attached resolution.

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