



# Rochester Hills

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## Master

**File Number: 2015-0226**

**File ID:** 2015-0226

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 98-047.3

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 05/26/2015

**File Name:** City Apartments

**Final Action:**

**Title label:** Request for Site Plan Approval - City Walk/City Apartments, a proposed 53-unit apartment building at City Walk, located at the southeast corner of Rochester and Tienken, zoned FB-2, Flexible Business Overlay with a Planned Unit Development Overlay; City Walk, LLC, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 072015 Agenda Summary.pdf, Site Plans.pdf, Staff Report 062615.pdf, Fire review.pdf, Shumejko Memo.pdf, Minutes PC 063015.pdf, Minutes PC 111913.pdf, Minutes PC 043013.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					
1	Planning Commission	06/30/2015	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2015-0226

**Title**

Request for Site Plan Approval - City Walk/City Apartments, a proposed 53-unit apartment building at City Walk, located at the southeast corner of Rochester and Tienken, zoned FB-2, Flexible Business Overlay with a Planned Unit Development Overlay; City Walk, LLC, Applicant

**Body**

**Resolved**, that the Rochester Hills City Council hereby approves the final Site Plans, dated received June 11, 2015 by the Planning and Development Department for City Walk/City Apartments, a 53-unit apartment building and associated accessory structures at City Walk, located at the southeast corner of Rochester and Tienken, zoned FB-2, Flexible Business with a Planned Unit Development Overlay, Parcel No. 15-11-103-009, City Walk, LLC, Applicant, with the following findings and conditions:

Findings:

1. The site plan and supporting documents demonstrate that all applicable requirements of the zoning ordinance, as well as other city ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
4. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed final plan promotes the goals and objectives of the Master Plan by offering a variety of housing.

Conditions:

1. Provision of landscape cost estimates to determine the amount of the performance bond, prior to issuance of a Land Improvement Permit.
2. Provision of an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.
3. Address all applicable comments from City departments and outside agency review letters, prior to final approval by Staff.