



Rochester Hills

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

Master

File Number: 2018-0284

File ID: 2018-0284

Type: Permit

Status: To Council

Version: 2

Reference: 18-008

Controlling Body: City Council
Regular Meeting

File Created Date : 06/28/2018

File Name: Conditional Use - Breckenridge Condominiums

Final Action:

Title label: Request for Conditional Use Approval to allow attached housing in the MR Mixed Residential Overlay district for Breckenridge Condominiums, a proposed 12-unit residential development located on the south side of Hamlin, west of Livernois

Notes:

Sponsors:

Enactment Date:

Attachments: 091018 Agenda Summary.pdf, Staff Report
082118.pdf, Map aerial.pdf, EIS.pdf, Letter Polyzois
Neighbors 062718.pdf, Site Plans.pdf, Minutes PC
082118.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	08/21/2018	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2018-0284

Title

Request for Conditional Use Approval to allow attached housing in the MR Mixed Residential Overlay district for Breckenridge Condominiums, a proposed 12-unit residential development located on the south side of Hamlin, west of Livernois

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use to allow attached housing in the MR Mixed Residential Overlay district for Breckenridge Condominiums, a 12-unit residential development location on the south side of Hamlin, west of Livernois, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-28-226-023 and -024, Jim Polyzois, Hamliv, LLC, Applicant, based on plans dated received by the Planning and Economic Development department on July 24, 2018 with the following findings:

Findings:

1. The proposed development and other necessary site improvements meet or exceed the standards of the zoning ordinance.
2. The use will promote the intent and purpose of the zoning ordinance.
3. The proposed units have been designed and are 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 general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering another housing option.
5. 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.
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
7. 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.