



# Rochester Hills

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## Master

**File Number: 2019-0448**

**File ID:** 2019-0448

**Type:** Project

**Status:** To Council

**Version:** 3

**Reference:** 98-047.5

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 10/01/2019

**File Name:** SPA - City Apts. Garageports

**Final Action:**

**Title label:** Request for Site Plan Approval -City Apartments Garageports, to replace approved carports with garageports, located near the southeast corner of Rochester and Tienken at City Walk, zoned B-2 General Business with an FB-2 Flexible Business Overlay and governed by a PUD; Designhaus Architecture, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 111119 Agenda Summary.pdf, Review Comments PC.pdf, 19.07.03 Garageports Cover Letter.pdf, HHA 102219.pdf, Staran email - Hold Harmless.pdf, Site Plans 102419.pdf, Illustration Set.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	10/15/2019	Postponed				Pass
2	Planning Commission	10/28/2019	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	11/11/2019					

### Text of Legislative File 2019-0448

**Title**

Request for Site Plan Approval -City Apartments Garageports, to replace approved carports with garageports, located near the southeast corner of Rochester and Tienken at City Walk, zoned B-2 General Business with an FB-2 Flexible Business Overlay and governed by a PUD; Designhaus Architecture, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the amended site plans for City Apartments

Garageports, located near the southeast corner of Rochester and Tienken at City Walk, zoned B-2 General Business with an FB-2 Flexible Business Overlay and governed by a PUD, Parcel No. 15-11-103-012, based on plans dated received by the Planning and Economic Development Department on October 24, 2019, Designhaus Architecture, 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 PUD plan promotes the goals and objectives of the Master Plan by offering a variety of housing.

Conditions

1. Hold Harmless Agreement to be signed by the Mayor and applicant and recorded at Oakland County.
  2. Address all applicable comments from city departments and outside agency review letters, prior to final approval by staff.