Rochester Hills

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Legislation Details (With Text)

File #:	2018-0284 **Version:** 2		
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File created:	6/28/2018	**In control:**	City Council Regular Meeting
On agenda:		**Final action:**	9/10/2018
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		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 091018 Agenda Summary.pdf, 2. Suppl Presentation.pdf, 3. Staff Report 082118.pdf, 4. Map aerial.pdf, 5. EIS.pdf, 6. Letter Polyzois Neighbors 062718.pdf, 7. Site Plans.pdf, 8. Minutes PC 082118.pdf, 9. Resolution (Draft).pdf		

Date	Ver.	Action By	Action	Result
9/10/2018	2	City Council Regular Meeting	Adopted by Resolution	Pass
8/21/2018	1	Planning Commission	Recommended for Approval	Pass

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

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.