



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)**

---

**Legislative File No: 2007-0406 V2**

**TO:** Mayor and City Council Members

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

**DATE:** July 23, 2007

**SUBJECT:** Revised Conditional Land Use Request – City File No. 89-153.7 – Crittenton Hospital Medical Office Building Addition, located south of University, east of Livernois

---

**REQUEST:**

City Council is requested to approve a Conditional Land Use for the expansion of the Medical Office Building located on the Crittenton campus. The Land is zoned Special Purpose (SP) requiring a Conditional Land Use Permit be issued for a medical office use.

**BACKGROUND:**

The proposal is for construction of a 55,340 square-foot building addition to the south end of the existing 66,903 square-foot medical building at Crittenton Hospital, along with parking and landscaping improvements. The expansion is being proposed to accommodate the Wayne State University's medical teaching program recently announced by Crittenton Hospital. This project is the completion of the design intended to be built in 2 phases.

The design of this expansion is to mirror the same design of the northern half of the building; same color, height, brick, window fenestration, and so on. The proposal is for a 4-story building which is permitted in an SP district provided the structure is set back an additional 20 feet for each floor above 2. In this case the structure is set back from the western property line a minimum of 90 feet. The required setback is 50 feet plus an additional 40 feet for the 2 floors above 2 stories.

Hospitals are permitted in SP districts as a Conditional Land Use (CLU) after Planning Commission recommendation and City Council approval of the CLU, per Section 138-933 of the Zoning Ordinance. Since the proposal is for a medical office building, it would be allowed as an Accessory Use under Section 138-933(10), incidental to the permitted use of a hospital, under Section 138-933(1).

During the Public Hearing before the Planning Commission some residents expressed concerns about the noise from ambulances using the entrance off Livernois, parking, and traffic generation. The residents asked about additional trees and buffering. Subsequent to the meeting, the City's Landscape Architect visited the site and identified that no additional trees or shrubbery could be planted along the 7-foot high wall, as it is only about 18 inches off the pavement. The parking needs are accounted for primarily in the surplus parking as determined during the review of the hospital's renovation and expansion of 2001.

The Planning Commission recommended approval by a unanimous vote and also approved the site plan subject to the Conditional land Use being approved by the City Council.

**RECOMMENDATION:**

The Planning Commission and staff recommend approval.

Thank You.

---

**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

---

<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		