



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

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**Legislative File No: 2008-0243 V2**

**TO:** Mayor and City Council Members

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

**DATE:** June 16, 2008

**SUBJECT:** Request for a Revised Conditional Land Use Approval – City File No. 99-007.4 – American House of Rochester Hills, an 80,500± square-foot senior convalescent care building as part of the American House complex on Adams Road, north of South Boulevard.

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**REQUEST:**

Conditional Land Use Approval for the tenth building of the American House complex on Adams Road. The applicant is also requesting approval of a Site Plan and a Height Modification (See File Nos. 2008-0245 and 0254 Agenda Summaries).

**BACKGROUND:**

The applicant was given an original Conditional Land Use and Site Plan Approval in 2003 for three one-story independent living buildings, which were not constructed. Due to a change in market demand, the applicant is now proposing dependent, convalescent care, in one 80,500 square-foot building where medical attention will be available. The building will have two stories along Adams Road and three stories in the back, where the building faces the other buildings in the complex. The property slopes down in the back and the first story will be below grade (not a basement) and will give the appearance of a two-story building when driving by on Adams. The applicant appeared before the Planning Commission in December 2007 to discuss the new type of senior living proposed and to get input. The project appeared to be well received and to be architecturally pleasing as an extension of the existing American House complex. At its May 20, 2008 meeting, the Planning Commission recommended approval of a Revised Conditional Land Use, Revised Site Plan, and Height Modification for the proposed development. Please refer to the attached Minutes for that meeting.

The Staff Report contains a full review of the Conditional Land Use standards for this project, and a Resolution is included for consideration.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of a Revised Conditional Land Use for the American House of Rochester Hills, a proposed 80,500 square-foot convalescent care building, part of the American House complex on Adams, north of South Boulevard.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<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>		

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