



# Rochester Hills

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## Master

**File Number: 2009-0393**

**File ID:** 2009-0393

**Type:** Ordinance

**Status:** For Adoption

**Version:** 6

**Reference:** 04-013

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 09/24/2009

**File Name:** Northeast corner of Hamlin and Livernois

**Final Action:**

**Title label:** Acceptance for Second Reading - An Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to conditionally rezone two parcels of land totaling approximately 4.256 acres, known as parcels 15-22-351-001 and -002, located on the northeast corner of Hamlin and Livernois Roads, from R-3 One Family Residential, to O-1 Office Business, and to prescribe penalties for the violation thereof

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Ordinance.pdf, 041210  
Agenda Summary.pdf, Map.pdf, Staff Report  
020210.pdf, Letter Chappell 012910.pdf, Conditional  
Rezoning Application.pdf, Minutes PC 030210  
(Draft).pdf, Minutes PC 020210.pdf, Minutes PC  
121509.pdf, Minutes PC 102009.pdf, PC Memo  
121109.pdf, Letter Mulenga 110609.pdf, 041210  
Resolution.pdf

**Enactment Number:**

**Contact:** M. Gentry 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	10/20/2009	Discussed				
2	Planning Commission	12/15/2009	Discussed				
3	Planning Commission	02/02/2010	Postponed				
4	Planning Commission	03/02/2010	Recommended for Approval				Pass
5	City Council Regular Meeting	04/12/2010	Accepted for First Reading by Resolution				Pass
6	City Council Regular Meeting	04/26/2010					

## Text of Legislative File 2009-0393

### Title

Acceptance for Second Reading - An Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to conditionally rezone two parcels of land totaling approximately 4.256 acres, known as parcels 15-22-351-001 and -002, located on the northeast corner of Hamlin and Livernois Roads, from R-3 One Family Residential, to O-1 Office Business, and to prescribe penalties for the violation thereof

### Body

**Resolved**, that an Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to conditionally rezone two parcels of land totaling approximately 4.256 acres, known as parcels 15-22-351-001 and -002, located on the northeast corner of Hamlin and Livernois Roads, from R-3 One Family Residential, to O-1 Office Business, and to prescribe penalties for the violation thereof, is hereby accepted for Second Reading and Adoption, and shall become effective on Friday, May 7, 2010, the day following its publication in the Rochester Post on Thursday, May 6, 2010 with the following conditions:

1. That the proposed building will comply with all building elevation and design restrictions of the Planning Commission upon submission for site plan approval,
2. That any building proposed for the site will be limited to a maximum of two story and 32 feet,
3. That any proposed building will have a maximum first story floor plate of 28,000 square feet in size, and a maximum building square footage of 48,000 square feet,
4. That 30% of the existing regulated trees defined in the City's Tree Conservation Ordinance will be maintained on site,
5. That any regulated trees removed from the site will be replaced in conformance with the City's Tree Conservation Ordinance,
6. That the developer will comply with right-of-way requirements as determined by the City of Rochester Hills,
7. That the raising and keeping of animals will not be proposed or permitted on the site,
8. That roadside stands and markets and Christmas tree sales will not be permitted on or proposed on the site,
9. That wireless telecommunication facilities relating to monopole facilities will not be proposed or permitted on the site, and
10. That transit passenger stations will not be proposed or permitted on the site.