



Rochester Hills

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Master

File Number: 2009-0393

File ID: 2009-0393

Type: Project

Status: For Introduction

Version: 5

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 First 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.doc, 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, 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					

Text of Legislative File 2009-0393

Title

Acceptance for First 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 First Reading 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.