



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

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**Legislative File No: 2007-0776 V3**

**TO:** Mayor and City Council Members

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

**DATE:** November 10, 2008

**SUBJECT:** Revised Conditional Land Use Request – City File No. 89-153.8 – Crittenton Hospital Medical Center Parking Structure Addition, located south of the hospital on University

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**REQUEST:**

City Council is being asked to approve a Revised Conditional Land Use Permit to allow an expansion of the existing, four-story parking deck located behind the Crittenton Hospital Medical Center near University (Walton) and Livernois. For the most part, all uses permitted in a Special Purpose (SP) Districts are permitted only as a Conditional Land Use (CLU). The process includes notification of all property owners within 300 feet of the site, a Public Hearing is held by the Planning Commission, the Planning Commission makes a recommendation after the Public Hearing is held, and the matter is forwarded to the City Council for consideration.

**BACKGROUND:**

First it is important to note that the site plan has been approved by the Planning Commission subject to, or conditioned upon, City Council's issuance of the Conditional Land Use Permit (CLUP). The issuance of the CLUP is a discretionary decision by the City Council and based on 5 general criteria contained in Sec. 138-1306, (d), (1-5) of the Zoning Ordinance. They are:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The applicant's response to the criteria is provided in the attached letter from Richard Whedon, R.A. of Albert Kahn Associates, Inc. Mr. Whedon is the hospital's architect.

The addition will be located on the east side of the existing deck and is planned to match the deck's size and materials. The four-story deck is reduced to two levels at the very eastern portion. This adjustment was made by the applicant based on input from our Planning Commission and that of several residents.

The corporate boundary line between the City of Rochester and the City of Rochester Hills divides the proposed parking deck. As such approvals are required by both cities for the portion in their community. The City of Rochester granted Preliminary Site Plan Approval on August 6, 2007, with a condition that the project would have to go back to them for Final Approval after Rochester Hills' course of action. The Rochester Hills Planning Commission held a Public Hearing on July 29, 2008, and after discussion and at the request of the applicant, the matter was tabled. Concerns raised included the height of the structure, lighting, and the density of the berm. The Planning Commission recommended that the applicants meet with the neighbors. Changes included lowering the height by two stories on the eastern elevation, moving the surface level entry further west, eliminating ramping on the east end to reduce noise levels, enhancing circulation and proposing many additional plantings for the berm adjacent to the residents on the east. On September 2, 2008, the Planning Commission recommended approval of the Site Plan with a unanimous vote and also recommended approval of the CLU, subject to the Site Plan first being approved by the City of Rochester. On October 6, 2008 the City of Rochester granted Final Approval of the Site Plan. Minutes from all meetings are included.

**RECOMMENDATION:**

The Planning Commission and staff recommend approval of a Revised Conditional Land Use for the Crittenton Hospital Medical Center parking structure addition.

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>		