



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

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Legislative File No: 2008-0254 V2

TO: Mayor and City Council Members

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

DATE: June 16, 2008

SUBJECT: Height Modification Approval – City File No. 99-007.4 – American House of Rochester Hills, a proposed 80,500± square-foot, two to three story building on Adams north of South Boulevard.

REQUEST:

Approval of a Height Modification to allow three stories on the rear of the building for the proposed American House of Rochester Hills on Adams Road. Per Section 138-933 e.1.i. of the Zoning Ordinance, convalescent care homes are permitted to go higher than two stories if the Planning Commission's recommendation is approved by City Council. The Planning Commission recommended approval at the May 20, 2008 meeting.

BACKGROUND:

The applicants are requesting a Modification to allow three stories on the side of the building facing east and a portion of the building that faces north, where the topography slopes down 20 feet and the first story will be lower than the grade in front. The view will be two stories along Adams and the three-story elevation will be mainly visible to the current residents of American House. The applicants have used the constraints of the site to design a functional building which they feel will meet the needs of the senior community. The criteria that must be met to approve a height increase includes that each front, side and rear yard setback shall be at least equal in depth to the height of the structure and that the increased height will not be incompatible with the surrounding and nearby topography, the zoning plan for the area and the health, safety and welfare of the City. It is Staff's and the Planning Commission's opinion that the applicants have met the criteria for requesting the increased height, which are listing on the enclosed Resolution for consideration. The Staff Report contains a full review of the Height Modification standards as they relate to the project.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approve a Height Modification to allow three stories on the east (rear) and a portion facing north for American House Building #10, a part of the American House complex on Adams Road, north of South Boulevard.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		