



# Rochester Hills

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## Master

**File Number: 2008-0243**

**File ID:** 2008-0243

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 99-007.4

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 05/13/2008

**File Name:** American House of Rochester Hills

**Final Action:**

**Title label:** Request for Approval of a Revised Conditional Land Use - American House of Rochester Hills, a proposed 80,500 square-foot convalescent senior living facility, part of the American House complex, located on Adams Road, north of South Boulevard, zoned SP, Special Purpose; Fusco, Shaffer & Pappas, Inc., applicant

### Notes:

### Sponsors:

**Enactment Date:**

**Attachments:** Agenda Summary.pdf ,Map.pdf ,Site Plans.pdf ,Staff Report 052008.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	05/20/2008	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	06/16/2008					

### Text of Legislative File 2008-0243

#### Title

Request for Approval of a Revised Conditional Land Use - American House of Rochester Hills, a proposed 80,500 square-foot convalescent senior living facility, part of the American House complex, located on Adams Road, north of South Boulevard, zoned SP, Special Purpose; Fusco, Shaffer & Pappas, Inc., applicant

#### Body

**Resolved**, that the Rochester Hills City Council hereby approves a Revised Conditional Land Use for American House of Rochester Hills, City File No. 99-007.4, an 80,500 square-foot senior living facility and part of the American House complex, located on Adams Road, north of South Boulevard, zoned SP, Special Purpose, Parcel No. 15-31-301-037, American House Village of Rochester Hills, LLC, applicant, based on plans dated received by the Planning and Development Department on May 8, 2008 with the following findings:

Findings:

1. The development is for a select group of the population, the elderly, whose special needs require the close physical proximity of accessory uses and support facilities.
2. The project consists of a different type of living unit (convalescent care) constructed pursuant to an overall comprehensive plan for the entire development.
3. The development is located just north and west of, and will have common Adams Road access with, other existing American House facilities which provide other senior housing and care opportunities.
4. Accessory and support facilities are present in the building and area, and are available to future residents of the subject site.
5. The proposed development is required to provide 9,585 square feet of ancillary facilities and has provided 9,835 square feet.
6. The proposed development is required to provide 2,485 square feet of common facilities and has provided 7,489 square feet.
7. The proposed building is two to three stories in height; three stories can be approved by City Council per Section 138-1111(i) after a Recommendation to approve by the Planning Commission, which occurred at its meeting on May 20, 2008.
8. The proposed development is required to provide 800 square feet of land area for each bed and has provided 1,839 square feet.
9. 36 parking spaces are required and 42 are being provided.
10. The provision of housing for the elderly is consistent with the intent and purpose of the Zoning Ordinance in general and of Section 138-933 (9) in particular.
11. The development has been designed and will be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing 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.
12. The development can be adequately served by essential public facilities and services, and all utilities are available to the site.
13. The development is not detrimental, hazardous, or disturbing to existing land uses, persons, property or the public welfare.
14. The development does not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.