



Rochester Hills

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Master

File Number: 2024-0272

File ID: 2024-0272

Type: Project

Status: To Council

Version: 2

Reference: 2024-0272

Controlling Body: City Council
Regular Meeting

File Created Date : 05/13/2024

File Name: Request for Conditional Use Approval to allow for a state licensed residential facility (7-12 residents) at Barns Senior Living, a senior living facility located at 1841 Crooks Rd., between Avon and Hamlin, zoned R-1 One Family Residential; Lijo Anthony,

Final Action:

Title label: Request for Conditional Use Approval to allow for a state licensed residential facility (7-12 residents) at Barns Senior Living, a senior living facility located at 1841 Crooks Rd., between Avon and Hamlin, zoned R-1 One Family Residential; Lijo Anthony, Grace Properties Group, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 061024 Agenda Summary.pdf, Email Applicant 053024.pdf, Staff Report 052124.pdf, Letter Applicant 050924.pdf, Survey.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Public Comment (1 of 2).pdf, Public Comment (2 of 2).pdf, Minutes PC 052124 (Draft).pdf, Minutes PC 042021.pdf, Public Hearing Notice.pdf

Enactment Number:

Contact:

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	05/21/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2024-0272

title

Request for Conditional Use Approval to allow for a state licensed residential facility (7-12 residents) at Barns Senior Living, a senior living facility located at 1841 Crooks Rd., between Avon and Hamlin, zoned R-1 One Family Residential; Lijo Anthony, Grace Properties Group, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow a State Licensed Residential Facility for 7-12 residents, based on documents received by the Planning Department on April 15, 2024 along with those comments and representations made as a part of the public hearing, with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The existing development and proposed use are served adequately by essential public facilities and services, such as a major roadway, police and fire protection, water and sewer, drainage ways, and refuse disposal.
4. The existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as the facility already operates as a State Licensed Residential Facility for 1-6 persons and already has staffing onsite and as stated there no physical improvements/modifications planned to either the interior or exterior of the existing structure or site.
5. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions

1. The Barns shall be registered with or licensed by the State of Michigan for no more than 12 persons, and shall comply with applicable standards for such facilities. Further, the applicant must provide the Planning department with documentation of the license within thirty (30) days, once it is approved by the State.
2. The applicant shall provide a financial surety, in the amount of \$158,000, as adjusted by Staff as necessary, within thirty days of the conditional use approval to ensure the barn restoration as discussed at the Planning Commission. The Applicant is required within two years of City Council approval to make the barn structure watertight, and within five years of City Council approval to complete the final barn renovations, as outlined in the applicant's submittal and pursuant to all necessary City approvals.
3. The applicant must finalize all permits and inspections relative to the water service/fire hydrant installed as a part of the original structure construction.
4. If Staff determines that trash is not being adequately managed, the Applicant shall work with Staff to remedy the issue to eliminate any nuisance to the general public or abutting neighbors.
5. The applicant must reduce the light that emanates from the property and negatively affects neighbors by keeping window shades pulled, by adding plantings, or by other acceptable means as approved by Staff.
6. That the site be in compliance with all building and code requirements.