



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

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Legislative File No: 2011-0216 V2

TO: Mayor and City Council Members

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

DATE: May 11, 2011

SUBJECT: Revised Conditional Land Use Request – City File No. 89-153.9 – Crittenton Hospital Medical Center South Tower Addition, located on the south side of University.

REQUEST:

City Council is being asked to approve a Revised Conditional Land Use (CLU) to allow a new patient tower at the southeast corner of the Crittenton Hospital Medical Center, which is located near University and Livernois. Hospitals are permitted in the Special Purpose (SP) district with a Conditional Land Use Permit from City Council. The Tower addition would require a Revised CLU. It is important to note that with the new patient tower there will not be additional beds. This tower is to move to more single patient rooms.

The process for a CLU includes notification of all property owners within 300 feet of the site for a Public Hearing conducted by the Planning Commission, and a recommendation by the Planning Commission after the Public Hearing is held, which is then 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 (CLU). The issuance of the CLU is a discretionary decision by the City Council and based on 5 general criteria contained in Sec. 138-2.302 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 eight-story addition is planned to match the hospital's materials and will connect to the existing parking structure. The height is permitted in an SP district provided the structure is set back an additional 20 feet for each floor above 2. A green roof is planned for a portion of the structure, among other

environmental improvements. Additional landscaping is being provided above and beyond what is required by Ordinance to screen the neighbors to the east and south. After meeting with the neighbors from the Hidden Hills condos to the south of the hospital, Crittenton agreed to plant additional trees along the southern property line, and recently planted 80 trees. There is a letter of appreciation from the Secretary of the Hidden Hills Association included.

The applicant received a Variance from the Zoning Board of Appeals prior to going to the Planning Commission for an encroachment into the side yard setback. The tower as designed with the revamped loading dock presented a 25 foot setback encroachment on the southwest corner of the recreation field of the Church. The tower is more than 250 feet from any residence. The Minutes from the ZBA meeting are attached.

The corporate boundary line between the City of Rochester and the City of Rochester Hills falls along a portion of a parking lot where changes are proposed to accommodate delivery truck maneuverability. The City of Rochester granted Site Plan Approval for these parking lot revisions on April 4, 2011. Crittenton is planting a thick “green” wall of arborvitae to block any headlight spill toward the residences.

The Rochester Hills Planning Commission held a Public Hearing on May 3, 2011, at which time the recommendation for approving a CLU was unanimously made, and the Site Plan was approved, subject to Council approving the CLU. Minutes from the meetings are attached.

RECOMMENDATION:

The Planning Commission and Staff recommend approval of a Revised Conditional Land Use for the Crittenton Hospital Medical Center South Patient Tower.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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