



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE AND REQUEST FOR SITE PLAN APPROVAL PLANNING COMMISSION

TO ROCHESTER HILLS RESIDENTS:

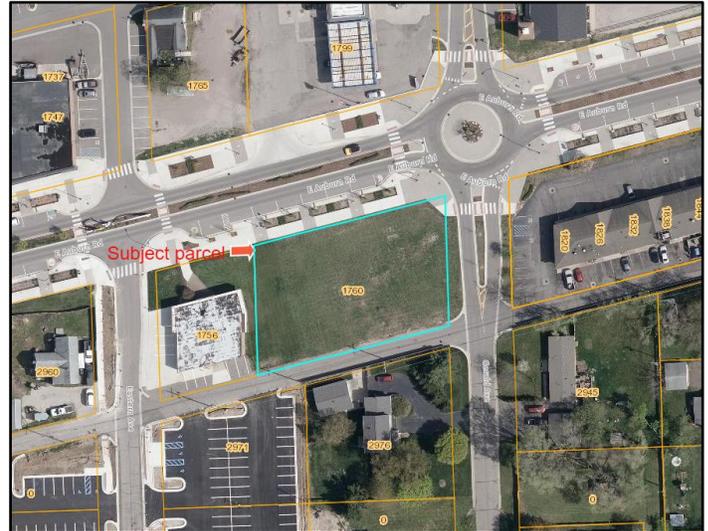
NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS PLANNING COMMISSION will conduct a Public Hearing In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.300-2.302 and 138-6.302 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to consider the conditional use request described below.

LOCATION: 1760 E. Auburn Rd., Parcel No. 15-36-226-068, located at the southwest corner of Auburn Rd. and Gerald Ave. in the Brooklands, zoned BD Brooklands District (Project No. J2024-0040)

REQUEST: Conditional Use Recommendation (File PCU2024-0003). Per Section 138-6.302 Area, Height, and Typology Requirements, Conditional Use approval is required to construct a third floor (with a maximum height of 45 ft.) for the proposed Gerald Plaza, a three-story mixed use commercial and residential building. A recommendation from the Planning Commission will be forwarded to City Council after the required Public Hearing. The City previously approved this request; however, the approval has expired.

REQUEST: Site Plan Approval (PSP2024-0005). Per Section 138-2.200 Site Plan Review, a request for site plan approval of the proposed Gerald Plaza. The City previously approved this request; however, the approval has expired.

APPLICANT: Mike Chaudhary, DMC Consultants, Inc., 13500 Foley St. Detroit, MI 48227



The Public Hearing will be held at the Rochester Hills Planning Commission meeting on **Tuesday, April 16, 2024**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309. The plans can be viewed on the City's website through the Status of Development Projects map on the Planning & Economic Development webpage. Please contact the Planning & Economic Development Department at (248) 656-4660 with any questions during regular business hours of 8:00 a.m. to 5:00 p.m. Written comments concerning this request can be sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 or emailed to planning@rochesterhills.org prior to 4:00 p.m. on the day of the public hearing. Comments can also be provided to the Planning Commission at the public hearing. Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-4658 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission
Dated this 26th day of March 2024
At Rochester Hills, Michigan
Publish: April 1, 2024



RH Development Project Map
View the status of current and ongoing development projects throughout the City.



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RH Legislative Center
Agendas packets are typically posted 6-7 days prior to the meeting

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