



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

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Legislative File No: 2018-0284 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: August 31, 2018

SUBJECT: Request for approval of a Conditional Use to construct 12 attached condominiums in the MR Mixed Residential district on Hamlin, west of Livernois

REQUEST:

Approval of a Conditional Use to construct 12 condominiums (six, two-unit buildings) in the MR Mixed Residential district. The site is located on two parcels totaling approximately 3.73 acres on the north side of Hamlin, west of Livernois. Other site improvements, including extensive landscaping, are proposed. The adjacent neighbors were contacted about the proposal by the applicants.

BACKGROUND:

The site will be accessed from Hamlin. Attached housing in the MR Mixed Residential district requires a Conditional Use approval from City Council. The standards and/or requirements for Council's consideration regarding this are listed in *Section 138-6.501 (B)* of the Zoning Ordinance and the findings listed in the enclosed resolution. The issuance of the Conditional Use is a discretionary decision by the City Council and based on five general criteria contained in *Sec. 138-2.302* of the Zoning Ordinance as follows:

- 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 Planning Commission held a Public Hearing at its August 21, 2018 meeting to review the requests for a Conditional Use Recommendation, Wetland Use Permit Recommendation, Tree Removal Permit, Natural Features Setback Modifications and Site Plan approval. The requests were

unanimously passed with findings for the Conditional Use in the attached resolution. One condition placed asked the applicants to meet with the neighbor to the south about screening, which they can discuss further at the meeting. The request for a Wetland Use Permit is also being presented for consideration - see File No. 2018-0277. Please refer to the meeting Minutes for details.

RECOMMENDATION:

The Planning Commission recommends that City Council approves the Conditional Use to construct attached housing in the MR Mixed Residential district on Hamlin, west of Livernois, based on plans dated received by the Planning and Economic Development Department on July 24, 2018.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

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