

THE GERALD

SITE PLAN / CONDITIONAL USE (3RD STORY)

PSP2024-0005/PCU2024-0003

1760 AUBURN ROAD

CITY OF ROCHESTER HILLS

CITY COUNCIL

MAY 6, 2024



THE GERALD

SITE PLAN – CONDITIONAL USE

- Site
 - Approx. 0.5 Acres
 - South side of Auburn, west of Dequindre – Brooklands District
- Request
 - Site Plan / Conditional Use
 - 3 Story Mixed Use Building – Approx. 33,000 sq. ft. (total)
 - 10 Residential Units – For Purchase
 - Approx. 8,400 square feet of nonresidential
 - No significant changes from previous approval (additional landscape, fire hydrant)
- Planning Commission
 - Planning Commission recommended approval of Conditional Use and Granted Site Plan Approval – April 16th.
 - Planning Commission and City Council – February 2021 – Site Plan Expiration



Looking
Northeast

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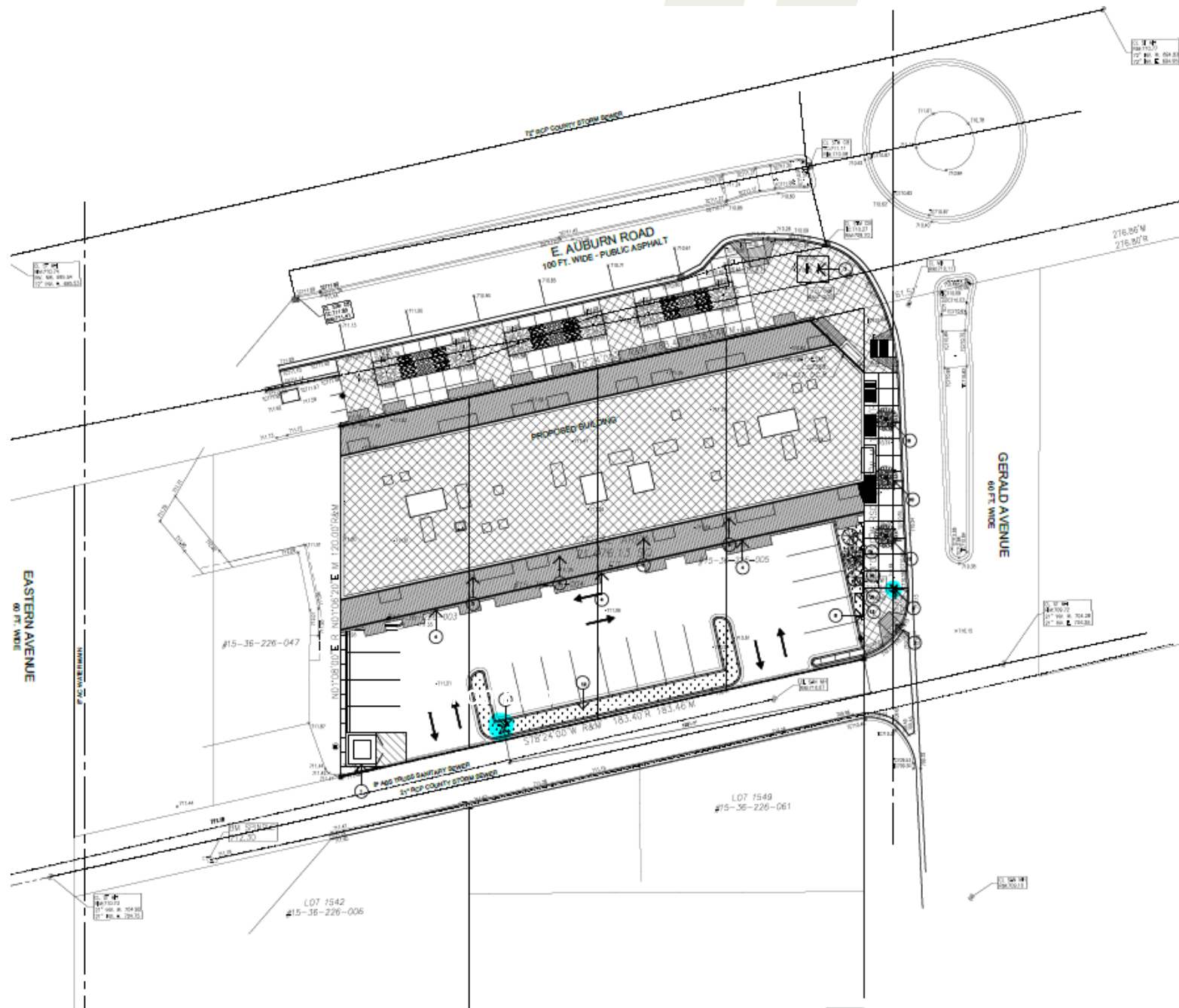
SITE PLAN – CONDITIONAL USE

REQUESTS	Site Plan – Granted April 16, 2024 by Planning Commission Conditional Use Recommendation – Granted April 16, 2024 by Planning Commission
APPLICANT	Mike Chaudhary DMC Consultants, Inc. 13500 Foley St. Detroit, MI 48227
LOCATION	1760 E. Auburn Rd., located at the southwest corner of Auburn Rd. and Gerald Ave. in the Brooklands
FILE NO.	J2024-0040, PCU2024-0003, PSP2024-0005
PARCEL NOS.	Parcel No. 15-36-226-068
ZONING	BD Brooklands District

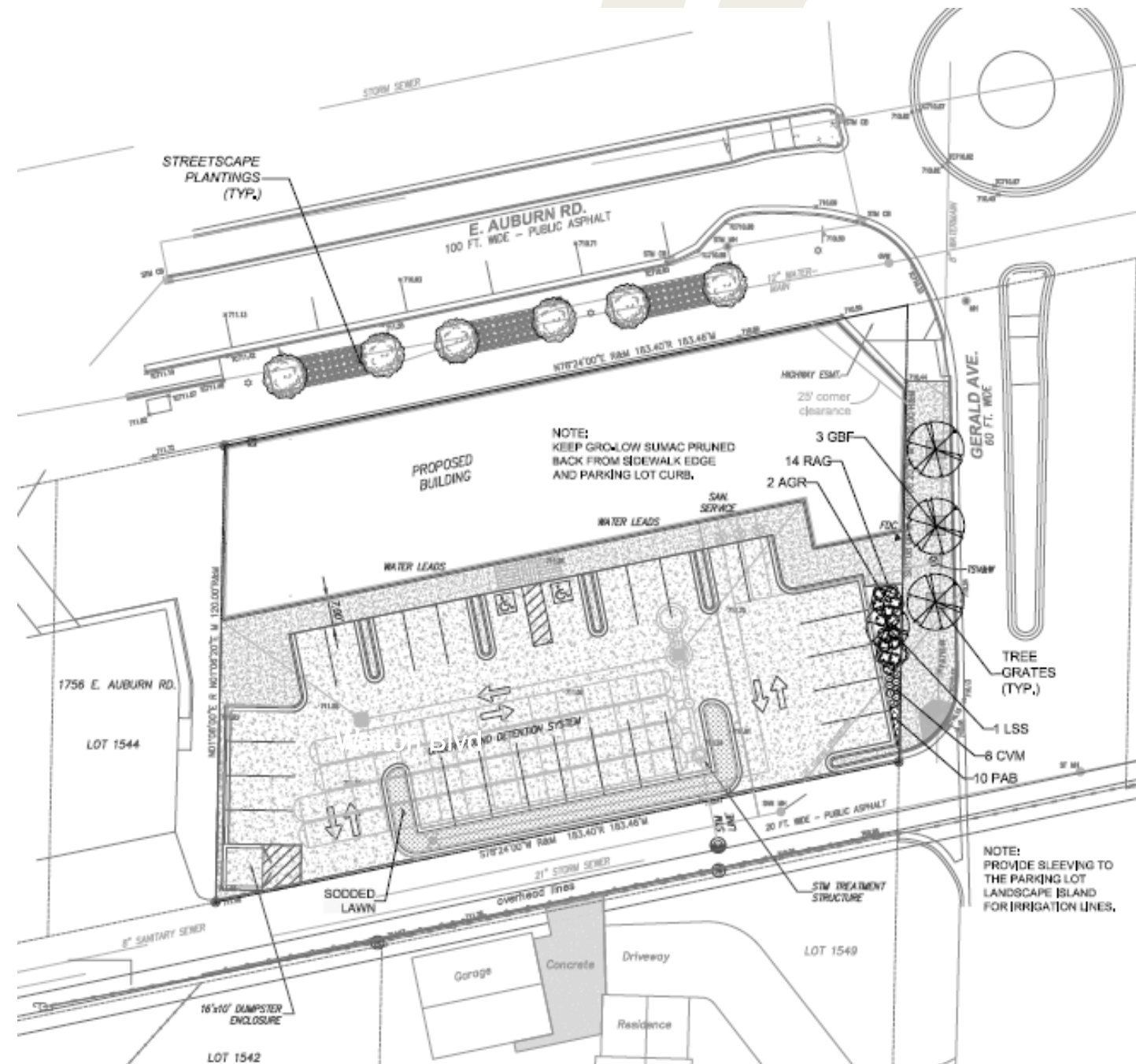
	Zoning	Existing Land Use	Future Land Use
SITE	BD Brooklands District	Vacant	Commercial Residential Flex 2
NORTH (ACROSS AUBURN)	BD Brooklands District	Gas Station	Commercial Residential Flex 2
SOUTH	R-4 One Family Residential	Single Family Residential	Residential 4
EAST (ACROSS GERALD)	BD Brooklands District	Pizza, Insurance Office, Coffee Shop, etc.	Commercial Residential Flex 2
WEST	BD Brooklands District	Tax Service	Commercial Residential Flex 2



THE GERALD SITE PLAN



THE GERALD LANDSCAPE PLAN



THE GERALD RENDERINGS & FLOOR PLANS



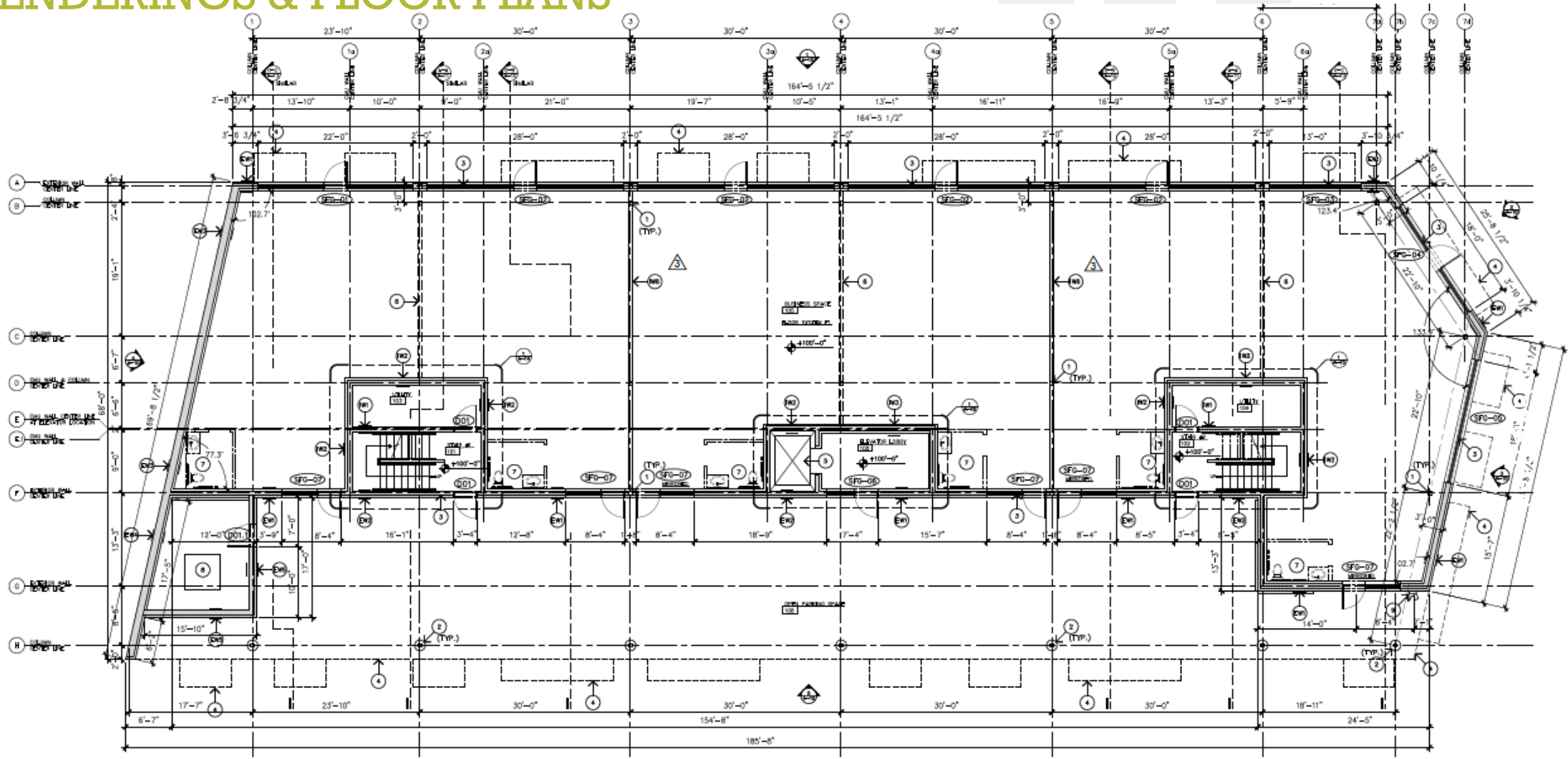
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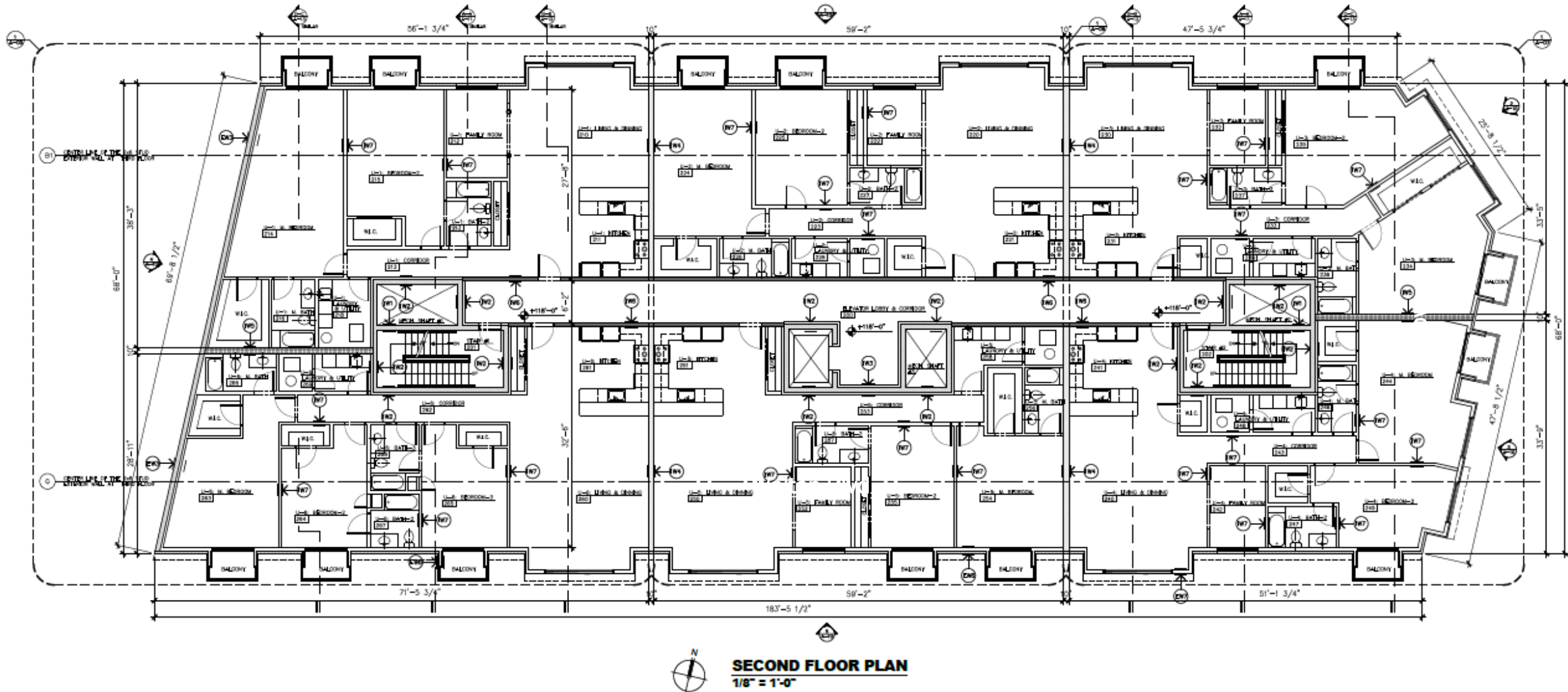
SYSTEMS NOTES:



FIRST FLOOR PLAN
1/8" = 1'-0"

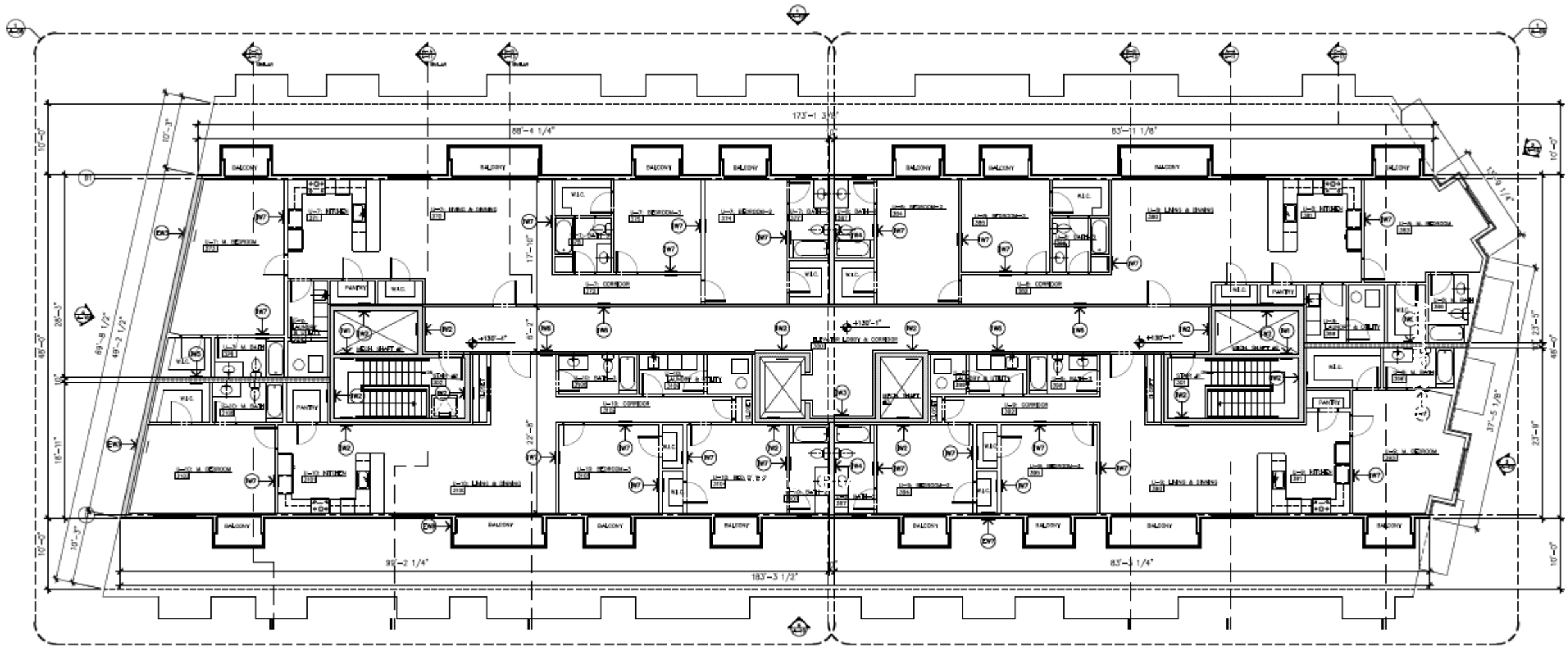
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RENDERINGS & FLOOR PLANS



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THIRD FLOOR PLAN
1/8" = 1'-0"

THE GERALD

CONDITIONAL USE – REVIEW CRITERIA

- *Will promote the intent and purpose of (the Ordinance).*
- *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.*
- *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.*
- *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*