



Rochester Hills

Agenda Report

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File Number: 2007-0406

File Number: 2007-0406 **File Type:** Project **Status:** In Council
Version: 2 **Reference:** 89-153.7 **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 06/12/2007
File Name: Crittenton Medical Office Building Addition **Final Action:**

Title: Request for Revised Conditional Land Use - Crittenton Hospital Medical Office Building Addition, a 55,340 square-foot addition to the existing building south of University, east of Livernois zoned SP, Special Purpose; French Associates, applicant.

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Code Sections:

Indexes: Conditional Land Use

Sponsors:

Attachments: Agenda Summary .pdf, Map.pdf, Staff Report.pdf, Site Plans.pdf, Elevations & Floor Plan.pdf, Kirco Letter 070307.pdf, Crittenton Letter 071007.pdf, PC Minutes.pdf

Agenda Date:

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Enactment Date:

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/17/2007	Recommended for Approval	City Council Work Session			Pass
2	City Council Work Session	08/01/2007	Discussed				

Text of Legislative File 2007-0406

..Title

Request for Revised Conditional Land Use - Crittenton Hospital Medical Office Building Addition, a 55,340 square-foot addition to the existing building south of University, east of Livernois zoned SP, Special Purpose; French Associates, applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves the Revised Conditional Land Use - City File No. 89-153.7 - Crittenton Hospital Medical Office Building Addition, a 55,340 square-foot addition (phase II) to the existing building located south of University, east of Livernois, zoned SP, Special Purpose, part of Parcel No. 15-15-101-003 based on plans dated received by the Planning and Development Department on July 13, 2007, with the following findings:

Findings:

1. The proposed building addition and other necessary site improvements meet or exceed the standards of the Zoning Ordinance
2. The existing and expanded use will promote the intent and purpose of the Zoning Ordinance.
3. The proposed development has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the medical building, the general vicinity, adjacent uses of land, the natural environment, and the capacity of public services and facilities affected by the and use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further meeting the medical needs of people in the area.
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
7. 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.