



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2021-0001 V3

TO: Mayor and City Council Members

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

DATE: February 12, 2021

SUBJECT: Request for approval of a Conditional Use to allow a stepped back, three-story mixed-use building called Zeenat Plaza at the southwest corner of Auburn and Gerald Ave., Iftequar Fazal, Applicant

REQUEST:

Approval of a conditional use to construct a three-story, mixed-use building in the new BD Brooklands District at the southwest corner of Auburn and Gerald Ave. The proposed building totals 29,808 s.f. with first floor retail of 8,387 s.f. and 10 total residential units on the second and third floors. The third floor is stepped back, as required.

BACKGROUND:

The City recently adopted the BD Brooklands District to align with the vision for the Auburn corridor from Culbertson to Dequindre. This project is the first new build for the corridor. The vision is to have a walkable, pedestrian-oriented downtown feel, and the City invested in the streetscape, splash pad and in public parking lots to beautify and promote the area. There will be dedicated parking for the residential units and additional parking in the rear and along Auburn. Parking is also available in the City's newly built parking lots. New landscaping and a bike rack are proposed. The site will be accessed via Auburn or the alley south of the building.

Third stories in the subject district require a conditional use approval from City Council. The standards for Council's consideration regarding a third-story in the BD district are listed in *Section 138-6.303 B.* of the Zoning Ordinance. The City may allow additional height up to a maximum of 45 feet, three stories subject to the top floor being stepped back ten feet from the second story on front building facades along Auburn Road and all rear building facades. The proposed building is 42 feet to the top of the roof beam. The applicant was required to and has submitted site line drawings that illustrated the relationship of the additional height with the nearest residential buildings on any residentially-zoned parcels sharing a boundary with the site.

The issuance of the conditional use is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 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.*

SUMMARY:

The Planning Commission held a public hearing at its January 19, 2021 meeting to review the requests for a conditional use recommendation and site plan approval. Although the mailings and notice in the paper were sent, no action could be taken because the required signage had not been posted for at least 15 days prior to the hearing. Several recommendations were made, including providing financial information about the sale and lease rates, providing a rendering showing the rear doors, updating the EIS and talking with the neighbor directly to the south. The additional information was provided, and another public hearing was held at the February 16, 2021 meeting. The requests were passed 7-1 with findings for the conditional use in the attached resolution.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approves the conditional use to construct Zeenat Plaza, a three-story, stepped back mixed use building at the southwest corner of Auburn and Gerald Ave., based on plans dated received by the Planning and Economic Development Department on December 11, 2020 and February 4, 2021.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A