Rochester Hills

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Legislation Details (With Text)

File #:	2021-0428 **Version:** 1		
Type:	Project	**Status:**	Passed
File created:	10/13/2021	**In control:**	Planning Commission
On agenda:		**Final action:**	10/19/2021
Title:	Request for Site Plan Approval - City File No. 95-044.3 - for construction of a new two story 29,000 sq. ft. mixed use building with retail, office and restaurant use on approximately 2.6 acres located on the west side of Rochester Rd. and north of South Blvd., zoned B-3 Shopping Center Business District, Parcel No. 15-34-477-018, Emily D'Agostini Kunath, Applicant		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Report 101921.pdf, 2. Site Plans 101321.pdf, 3. Revised Photometric 100621.pdf, 4. Public Comment from Bolyard Lumber 100621.pdf, 5. PHN 101921 zoom.pdf		

Date	Ver.	Action By	Action	Result
10/19/2021	1	Planning Commission		

Request for Site Plan Approval - City File No. 95-044.3 - for construction of a new two story 29,000 sq. ft. mixed use building with retail, office and restaurant use on approximately 2.6 acres located on the west side of Rochester Rd. and north of South Blvd., zoned B-3 Shopping Center Business District, Parcel No. 15-34-477-018, Emily D'Agostini Kunath, Applicant

Resolved, in the matter of City File No. 95-044.3 (Gateway Spec. Building Drive-Through), the Planning Commission approves the Site Plan, based on plans dated received by the Planning Department on September 1, 2021 with the following findings and subject to the following conditions:

Findings:

A. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.

B. The proposed project will be accessed from Rochester Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.

C. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.

D. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions:

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

2. Provide a landscape bond in the amount of $136,981.75, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

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