



Rochester Hills

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Master

File Number: 2024-0203

File ID: 2024-0203

Type: Project

Status: To Council

Version: 2

Reference: 2024-0203

Controlling Body: City Council
Regular Meeting

File Created Date : 04/08/2024

File Name: Request for Conditional Use Approval to allow construction of a third floor (with a maximum height of 45 ft.) for the proposed Gerald Plaza, a three-story mixed use residential and commercial building at 1760 E. Auburn Rd., located at the southwest corner

Final Action:

Title label: Request for Conditional Use Approval to allow construction of a third floor (with a maximum height of 45 ft.) for the proposed Gerald Plaza, a three-story mixed use residential and commercial building at 1760 E. Auburn Rd., located at the southwest corner of Auburn Rd. and Gerald Ave., zoned BD Brooklands District; Mike Chaudhary, DMC Consultants, Inc., Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 050624 Agenda Summary.pdf, Staff Report McLeod 041024.pdf, Renderings.pdf, Plans Pt. 1.pdf, Plans Pt. 2.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Previously Approved Plans - 2021.pdf, Minutes PC 041624 (Draft).pdf, CC Min 022221.pdf, Minutes PC 021621.pdf, Public Hearing Notice.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/16/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2024-0203

title

Request for Conditional Use Approval to allow construction of a third floor (with a maximum height of 45 ft.) for the proposed Gerald Plaza, a three-story mixed use residential and commercial building at 1760 E. Auburn Rd., located at the southwest corner of Auburn Rd. and Gerald Ave., zoned BD Brooklands District; Mike Chaudhary, DMC Consultants, Inc., Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use for The Gerald at 1760 E. Auburn Rd., at the southwest corner of Auburn Rd. and Gerald Ave., to allow the proposed development of a three (3) story building within the BD Brooklands District, based on documents received by the Planning Department on March 1, 2024 with the following findings and subject to the following conditions:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The proposed building and proposed conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposed mixed use development building should have a positive impact on the community as a whole and the surrounding area by providing additional shopping opportunities and residential housing options within the Brooklands District.
4. The proposed development and proposed uses are served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal, subject to the conditions noted below.
5. The proposed mixed use development should not be detrimental, hazardous, or disturbing to the existing or future neighboring land uses, persons, property, or the public welfare as the use is fully compliant with all zoning ordinance requirements, meets the intended development and use patterns as outlined in the City of Rochester Hills Auburn Road Corridor Plan, is separated from the abutting residential uses to the south by the existing alley and privacy fence.
6. 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.

Conditions

1. The applicant must provide the additional fire hydrant as required by the City's Fire Department. All original comments from City departments on the reviewed site plans, this staff report, and outside agency review letters, remain applicable.
3. The applicant must provide additional brick on the facades of the building as discussed during the public hearing of April 16, 2024, specifically to add brick on the second and third floors as depicted with the beige color on the renderings discussed and as previously shown in the 2021 approved plans.
4. Additional tree plantings must be provided within the landscape island along the alley to provide buffering to the residential properties to the south, as approved by Staff in regard to location, species and height.