



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2015-0349 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: September 18, 2015

SUBJECT: Request for approval of a conditional use to construct a pre-owned car display for the Audi dealership on Dequindre Road, north of M-59

REQUEST:

Approval of a conditional use to construct a certified, pre-owned car display area on a little over an acre for the existing Audi dealership at the northwest corner of Dequindre and Melville, north of M-59. In addition to the paved lot, improvements will include landscaping and site lighting, but no buildings are planned for the site.

BACKGROUND:

The pre-owned (used) car display lot will be an extension of the existing Audi dealership that was approved in 2001, and the site will be administered from the dealership, which is located on the south side of Melville. The site is bordered by multiple-family apartments to the north and west and is heavily screened by an existing berm and mature vegetation. The applicant is proposing additional landscaping to further enhance this existing buffer. Two driveways on Dequindre will be closed, and an access will be constructed from Melville. Additionally, the applicant will install a crosswalk and sidewalk for connectivity from the dealership to the display lot. The Road Commission has upcoming plans to widen Dequindre and install a bike path, and the applicant will pay into the City's Pathway Fund to construct the pathway.

Sales of used cars in the B-2, General Business district require a conditional use approval from City Council. The standards and/or requirements for Council's consideration regarding used car lots are listed in Sec. 138-4.430 of the Zoning Ordinance and the findings listed in the enclosed resolution. 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:

- 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.*

The Planning Commission held a public hearing at its September 15, 2015 meeting to review the requests for a conditional use recommendation and site plan approval. The conditional use was unanimously recommended for approval, and the site plan was unanimously approved with several conditions to be addressed prior to final approval by staff.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approves the conditional use to construct a pre-owned car display lot for the Audi dealership on Dequindre Road, north of M-59.

| APPROVALS: | SIGNATURE | DATE |
|----------------------|-----------|------|
| Department Review | | |
| Department Director | | |
| Mayor | | |
| City Council Liaison | | |

i:\pla\development reviews\2000s\2000\00-001.2 audi car display\cc mtg\agenda summary cup.doc