



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2020-0585 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 construct a 1,205 s.f. addition to the Action One auto repair facility at the southwest corner of Auburn and John R, Bashar Iwas, Applicant

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**REQUEST:**

Approval of a conditional use to construct a 1,205 s.f. addition to the existing auto repair facility at the southwest corner of Auburn and John R. The existing building is 1,221 s.f. The parking lot will be recovered and restriped, the building will be painted to match the addition, and new landscaping is proposed. The sidewalk on John R will be widened to eight feet to match the abutting sidewalks. The site will be accessed via Auburn or John R.

**BACKGROUND:**

The site is zoned B-5 Automotive Service Business with an FB-2 Flexible Business Overlay. The applicant would like to modernize the existing facility and add three bays, which he states are needed due to increased business. The building is in need of an upgrade, and staff and the Planning Commission believe that the proposed project will support the improvements to the Auburn Rd. corridor.

Auto repair facilities in the subject districts require a conditional use approval from City Council as listed in Section 138-4.300. Findings for approval are 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.*

**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 striping more parking spaces, extending the paint band around the building, adding windows to the bay doors and adding several trees in the rear. Revisions were made and another public hearing was held at the February 16, 2021 meeting. The requests were unanimously passed 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 an addition to the existing Action One auto repair facility located at the southwest corner of Auburn and John R, based on plans dated received by the Planning and Economic Development Department on November 17, 2020 and February 3, 2021.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney     Yes     N/A