



Rochester Hills

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Master

File Number: 2015-0348

File ID: 2015-0348

Type: Permit

Status: Passed

Version: 6

Reference: 13-005.2

Controlling Body: City Council
Regular Meeting

File Created Date : 08/25/2015

File Name: Auto Rite Sales CU

Final Action:

Title label: Request for Conditional Use Approval - Auto Rite Sales, a proposed 714 square-foot office and 1,043 square-foot service bay building for a used car operation on a portion of a .86 acre parcel at 1923 E. Auburn Rd., located at the northwest corner of Auburn and Hessel, zoned C-1 Commercial Improvement with an FB-2 Flexible Business Overlay; Syed Ahmed, Applicant

Notes: RES0038-2016 - 2/22/2016 Failed V3
2/26/2016 V4 Postponed by resolution
RES0054-2016 - 3/14/2016 Denied by res V5

Sponsors:

Enactment Date:

Attachments: 041116 Agenda Summary.pdf, Autorite Planning PC Conditions Rev #2 033116.pdf, Eng. Rev. 033116.pdf, Updated Site Plan.pdf, 031416 Agenda Summary.pdf, Letter Ahmed 030216.pdf, Draft CC Minutes 022216.pdf, 022216 Agenda Summary.pdf, Map aerial.pdf, 021916 Stempien Assoc Letter.pdf, Autorite Planning PC Conditions 021016.pdf, Traffic Rev 020916.pdf, Letter Ahmed 020816.pdf, Site Plan C1.pdf, Storm Sewer Utility Plan.pdf, Landscape Plan S1.pdf, South Elevation.pdf, East Elevation.pdf, North Elevation.pdf, West Elevation.pdf, Staff Report 011516.pdf, Staff Report 111715.pdf, Site Plans 121515.pdf, Site Plans.pdf, Minutes PC 011916.pdf, Minutes PC 111715.pdf, Public Hearing Notice PC.pdf, 022216 Resolution.pdf, 031416 Resolution (Draft).pdf

Enactment Number: RES0054-2016

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|---------------------|------------|--------------------------|---------------------------------|-----------|-----------------|---------|
| 2 | Planning Commission | 11/17/2015 | Postponed | | | | |
| 2 | Planning Commission | 01/19/2016 | | | | | |
| 2 | Planning Commission | 01/19/2016 | Recommended for Approval | City Council Regular Meeting | | | Pass |

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|---|------------------------------|------------|-------------------------|------|
| 3 | City Council Regular Meeting | 02/22/2016 | Adopted by Resolution | Fail |
| 4 | City Council Regular Meeting | 02/22/2016 | Postponed by Resolution | Pass |
| 5 | City Council Regular Meeting | 03/14/2016 | Adopted by Resolution | Pass |
| 6 | City Council Regular Meeting | 04/11/2016 | | |

Text of Legislative File 2015-0348

Title

Request for Conditional Use Approval - Auto Rite Sales, a proposed 714 square-foot office and 1,043 square-foot service bay building for a used car operation on a portion of a .86 acre parcel at 1923 E. Auburn Rd., located at the northwest corner of Auburn and Hessel, zoned C-I Commercial Improvement with an FB-2 Flexible Business Overlay; Syed Ahmed, Applicant

Body

Resolved, that the Rochester Hills City Council hereby Approves the Conditional Use Application for AutoRite Sales (City File #13-005.2) to operate a used car sales business at 1923 E. Auburn, zoned C-I Commercial Improvement with an FB-2 Flexible Business Overlay, Parcel No. 15-25-482-025, Syed Ahmed, Applicant, based on plans dated received by the Planning and Economic Development Department on March 23, 2016 with the following findings and conditions.

Findings:

1. The proposed building and other necessary site improvements meet or exceed the standards of the zoning ordinance.
2. The proposed building has been designed and is proposed to be constructed, 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 development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
4. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
5. 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. That the construction of the new facility and all site improvements be completed by October 31, 2016. If the completion date is not met the applicant can request an extension to be granted by the Planning Commission. If no extension is requested the City will initiate action to revoke the conditional use permit.
2. A total of 12 vehicles shall be allowed for display and two in the bays at one time, prior to City Council consideration of the plans.
3. The use of surrounding, local neighborhood streets by Auto Rite customers shall be strictly prohibited.
4. If two or more violations, as determined by the local district court or violations of the conditions occur in one year on the west or east lot, the Conditional Use Permit shall be considered revoked, and staff shall

be directed to initiate legal revocation proceedings of the Conditional Use Permit.

5. Add a note to the plans that no cars will be allowed to be displayed or stored on the west property, prior to City Council consideration of the plans.