



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2023-0014 V2

**TO:** Mayor and City Council Members

**FROM:** Sara Roediger, Planning and Economic Development Director, ext. 2573

**DATE:** February 6, 2023

**SUBJECT:** Request for conditional use approval for Jax Car Wash to allow for the construction of an automobile detailing building as a part of and ancillary to an existing car wash at 2728 S. Rochester Road, west side of Rochester Road, north of Auburn Road.

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**REQUEST:**

Approval of a conditional use to allow for the construction of an automobile detailing building as a part of and ancillary to the existing Jax Car Wash facility, located at 2728 S. Rochester Rd, zoned B-5 Automotive Service Business District.

**BACKGROUND:**

The applicant has filed for a Conditional Use, Site Plan Approval and Tree Removal Permit, to allow for the construction of an automobile detailing building as a part of the overall Jax Car Wash operation. Car washes and their ancillary uses require a conditional use permit in the B-5 Automotive Service Business District.

The proposed detailing building will be located towards the rear (west side) of the existing Jax Car Wash site and will require the demolition of the existing Tuffy's building. The proposed Jax Car Wash detailing building will be constructed of masonry, stone, metal and glass and will generally be of the same size and configuration as the existing Tuffy's building (to be demolished). The hours of operation for full service at the Rochester Hills Jax Car Wash location are generally 8:00 a.m. – 6:00 p.m. daily with some extended hours for "Express Exterior Wash" services. Based on the site's location, the fact that the services will be entirely inside the building, there are no openings in the west side of the building facing the residential properties, and the distance from existing residences, the operation should not be impactful to any neighboring properties.

As a part of their application materials and discussion that took place at the public hearing, the applicant indicated that this building and operation will be the first for Jax Car Wash. The Jax Car Wash, in its current location and configuration, has been in operation for a significant period of time. With the proposed building addition, the applicant will also be improving the overall landscaping on site as well as the pedestrian access to and from the building.

The issuance of the conditional use permit for a car wash or an ancillary use to a car wash 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, which are included in the resolution:

- 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 recommended unanimous approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its January 17, 2023 meeting. The Planning Commission also approved the associated site plan and tree removal permit. Please refer to the attached Planning Commission minutes for further details.

**RECOMMENDATION:**

Finding that the proposed request to allow for the construction of an automobile detailing building as a part of an existing car wash meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Jax Car Wash to allow an automobile detailing building, located at 2728 S. Rochester Road, File No. PCU2022-0009, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney       Yes       N/A