



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0440 V2

TO: Mayor and City Council Members

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

DATE: November 1, 2019

SUBJECT: Request for approval of a Conditional Use to construct additional parking spaces at the Detroit Chinese Alliance Church on Auburn, east of Crooks

REQUEST:

Approval of a conditional use to construct 60 additional parking spaces at the Detroit Chinese Alliance Church at 1591 W. Auburn, east of Crooks. The site is zoned R-4 One Family Residential, and expansion or improvements to places of worship require a conditional use in this district.

BACKGROUND:

The applicants from the church sent letters of introduction and intent to the surrounding neighbors (examples are included). The request is fairly straight-forward, and all departments have recommended approval. A conditional use approval from City Council, after a recommendation by the Planning Commission, is required for this activity. 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 (findings are listed in the enclosed 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 held a public hearing at its October 15, 2019 meeting to review the requests for a conditional use recommendation, tree removal permit and site plan approval. The requests were unanimously passed with findings for the conditional use in the attached resolution. Please refer to the meeting minutes for additional details of the discussion.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approves the conditional use to construct 60 additional parking spaces at the Detroit Chinese Alliance Church at 1591 W. Auburn Rd., based on plans dated received by the Planning and Economic Development Department on August 29, 2019.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A