



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2021-0216 V2

**TO:** Mayor and City Council Members

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

**DATE:** July 2, 2021

**SUBJECT:** Request for conditional use approval for SOS Auto Services to allow an automotive repair center, located at 1862 Star Batt Dr. east of Crooks

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**REQUEST:**

Approval of a conditional use to allow an automotive repair center for SOS Auto Services, an automotive repair facility to be located at 1862 Star Batt Dr. zoned REC-W Regional Employment Center - Workplace.

**BACKGROUND:**

The applicant would like to continue operating his own auto repair and online auto sales facility after working with his family in the business for some years. He had signed a lease to operate SOS Auto Services prior to realizing that it required conditional use approval. A letter from the new landlord is provided supporting the use at the subject location. The applicant states that the repairs will mainly done on cars he has purchased to sell, and that he will not rely on customers, so the traffic will be low. The applicant has provided a letter spelling out the operation and how they have been functioning. In summary the operation:

1. Has 2 full time employees (including the applicant).
2. They operate Mon-Fri from 9:00 am until 5:00 pm and Saturday 9:00 a.m. to 2:00 p.m.
3. If cars are left overnight, they will be parked inside the building.
4. All repairs are done inside the building.

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, 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 approval of the conditional use, with several findings and conditions as reflected in the attached resolution, at its June 15, 2021 meeting. Please refer to the attached Planning Commission minutes for further details.

**RECOMMENDATION:**

Finding that the proposed request for an automotive repair facility meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for SOS Auto Services to allow an automotive repair facility, located at 1862 Star Batt Dr., City File No. 21-016, 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

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