



Legislation Details (With Text)

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Title: Request for Revised Conditional Use Recommendation to construct a 1,205 s.f. addition to the existing 1,221 s.f. auto repair facility for Action One Auto, located at the southwest corner of Auburn and John R Roads, zoned B-5 Automotive Service Business with an FB-2 Flexible Business Overlay; Vito Pampalona, Pampalona Companies, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. 022221 Agenda Summary.pdf, 2. Staff Report 021621 rev.pdf, 3. Review Comments PC.pdf, 4. Doors_Paint Band Rear.pdf, 5. Email Johnson 011921.pdf, 6. Response Email Pampalona 012821.pdf, 7. Email lwas 012121.pdf, 8. Revised Landscape Plan.pdf, 9. Site Plans.pdf, 10. Minutes PC 011921.pdf, 11. Minutes PC 021621.pdf, 12. Public Hearing Notice.pdf, 13. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
2/22/2021	3	City Council Regular Meeting		
2/16/2021	2	Planning Commission	Recommended for Approval	
1/19/2021	1	Planning Commission	Discussed	

Request for Revised Conditional Use Recommendation to construct a 1,205 s.f. addition to the existing 1,221 s.f. auto repair facility for Action One Auto, located at the southwest corner of Auburn and John R Roads, zoned B-5 Automotive Service Business with an FB-2 Flexible Business Overlay; Vito Pampalona, Pampalona Companies, Applicant

Resolved, that the Rochester Hills City Council hereby approves a Revised Conditional Use for Action One Auto to construct a 1,205 s.f. addition to the existing 1,221 s.f. auto repair facility located at the southwest corner of Auburn and John R, zoned B-5 Automotive Service Business with an FB-2 Flexible Business Overlay, Parcel No. 15-35-226-006, based on plans dated received by the Planning and Economic Development Department on November 17, 2020 and February 3, 2021, Vito Pampalona, Applicant with the following findings and conditions:

Findings:

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be 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 proposal will have a positive impact on the community as a whole and the surrounding area by further offering jobs and expanded auto repair opportunities.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.

5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.

6. 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.

Condition:

1. That the applicant submit a revised parking plan showing the maximum extra spaces that can be striped at the south property line, prior to final approval by staff.