



## Legislation Details (With Text)

**File #:** 2021-0216      **Version:** 2

**Type:** Permit      **Status:** Passed

**File created:** 5/27/2021      **In control:** City Council Regular Meeting

**On agenda:**      **Final action:** 7/12/2021

**Title:** Request for Conditional Use Approval - SOS Auto Services, LLC, to operate an auto repair facility at 1862 Star Batt Dr.; Stavio Nizar, Applicant

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 071221 Agenda Summary.pdf, 2. Staff Report.pdf, 3. Letter of Intent.pdf, 4. Letter from Landlord.pdf, 5. Floor Plan.pdf, 6. Minutes PC 061521.pdf, 7. Public Hearing Notice.pdf, 8. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
7/12/2021	2	City Council Regular Meeting	Adopted by Resolution	Pass
6/15/2021	1	Planning Commission	Recommended for Approval	Pass

Request for Conditional Use Approval - SOS Auto Services, LLC, to operate an auto repair facility at 1862 Star Batt Dr.; Stavio Nizar, Applicant

**Resolved**, that the Rochester Hills City Council hereby approves a Conditional Use to operate SOS Auto Services at 1862 Star Batt Dr., zoned REC-W Regional Employment Center, Parcel No. 15-28-177-022 based on plans dated received by the Planning and Economic Development Department on April 26, 2021, Stavio Nizar, 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 is having a positive impact on the community as a whole and the surrounding area by offering auto repair services to new and recurring customers.
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 should 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.

**Conditions**

1. All work on vehicles will be conducted inside the structure.
2. Site will be kept in a generally clean and neat condition.
3. Cars left overnight will be parked inside the building.
4. All work will be conducted between the hours of 9:00 am and 5:00 pm Monday through Friday and 9:00 am and 2:00 pm on Saturdays.