



## Legislation Text

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**File #:** 2019-0440, **Version:** 2

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Request for Conditional Use Approval - to add 60 parking spaces at the Detroit Chinese Alliance Church, located on Auburn, east of Crooks, zoned R-4 One Family Residential; Congyue (James) Wang, Applicant

**Resolved**, that the Rochester Hills City Council hereby approves a Conditional Use for the Detroit Chinese Alliance Church to add 60 parking spaces, located at 1591 W. Auburn, east of Crooks, zoned R-4 One Family Residential, Parcel No. 15-33-128-010, based on plans dated received by the Planning and Economic Development Department on August 29, 2019, Congyue Wang, Applicant, with the following findings.

Findings:

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The parking lot 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 growing church community.
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.