



## Legislation Text

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**File #:** 2021-0111, **Version:** 2

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Request for Conditional Use Approval - First Baptist Church renovations/additions, located on Orion Rd., north of Tienken, zoned R-1 One Family Residential; Steve Auger, Auger Klein Aller Architects, Applicant

**Resolved** that the Rochester Hills City Council hereby approves a Conditional Use for renovations/additions to First Baptist Church, located at 6377 Orion Rd., north of Tienken, zoned R-1 One Family Residential, Parcel No. 15-03-276-030, based on plans dated received by the Planning and Economic Development Department on March 5, 2021, Steve Auger, Auger Klein Aller Architects, 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 church community by updating and improving safety for a place to worship.
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.

**Conditions:**

1. That the parking lot lights shall be turned off daily at 9:00 p.m. unless a later church event is taking place.
2. Work with staff to add evergreens or appropriate plantings to shield the parking lot, prior to final approval by staff.