



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

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**Legislative File No: 2006-0958 V2**

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572

**DATE:** March 12, 2007

**SUBJECT:** Revised Conditional Land Use – St. Paul’s Albanian Catholic Community Church Parking Lot Addition, 42 spaces on the property on Auburn, north of M-59 (City File No. 98-037.3)

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**REQUEST:**

Approval of the Revised Conditional Land Use to construct 42 additional parking spaces at the northwest end of St. Paul’s Albanian Catholic Church on Auburn, west of Norton Lawn, to help accommodate parking needs. In keeping with past practice and policy of the Planning and Development Department, the Planning Commission and City Council must grant approvals for any activity that can result in an increase in intensity of a Conditional Land Use.

**BACKGROUND:**

The applicant received approval for a Conditional Land Use from City Council in May 1999 to construct the church, which was granted Site Plan Approval from the Planning Commission in early 2000. At the January 16, 2007 meeting, the Planning Commission recommended approval of a Revised Conditional Land Use and approved the Revised Site Plan for the parking lot addition with eight conditions, including compliance with landscaping, setbacks, and grading, and reviewing construction of the passing lane on the north side of Auburn, as required with the original Site Plan Approval. Please refer to the attached Staff Report dated January 16, 2007 for further details.

Staff contacted MDOT regarding the passing lane and met with the applicant to resolve the issue.

Section 138-1306(d) of the Zoning Ordinance details the general requirements for a Conditional Land Use. The Planning Commission recommended that the project would promote the intent and purpose the Ordinance and that it would be designed, constructed, operated and maintained to be compatible, harmonious and appropriate in appearance with the existing and planned character of the general vicinity and community as a whole. The project will be served adequately by essential public facilities and services, and does not appear to be, after meeting any conditions of approval, detrimental, hazardous, or unreasonably disturbing to existing land uses, persons, property, or the public welfare.

**RECOMMENDATION:**

Staff and the Planning Commission recommend that City Council approve the Revised Conditional Land Use to construct a parking lot addition for St. Paul’s Albanian Catholic Community Church, City File No. 98-037.3.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		