



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

**1000 Rochester Hills Dr.
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Legislative File No: 2006-0956 V2

TO: Mayor and City Council Members

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

DATE: March 26, 2007

SUBJECT: Revised Conditional Land Use Request – Han-Bit Korean Christian Reformed Church (City File No. 93-352.2), a 3,178 square-foot addition to the existing 7,650 square-foot church on Livernois, north of Hamlin.

REQUEST:

Approval of a Revised Condition Land Use for the Han-Bit Korean Christian Reformed Church on Livernois north of Hamlin to build a 3,178 square-foot addition to the existing 7,650 square-foot church. The site is approximately 5.95 acres in size, and the addition includes meeting/activity and storage rooms, and associated paving to add a basketball court and driveway.

BACKGROUND:

The existing church received Conditional Land Use (CLU) approval from City Council in January 1994 and requires a Revised CLU Approval for the addition. The Planning Commission discussed the proposed project at the required Public Hearing at its February 20, 2007 meeting and recommended approval. They also approved the Revised Site Plan, Buffer Modifications, and a Tree Removal Permit for 8 trees. The proposed materials will match the existing church, and the addition had been in the Master Plan of the church since the original approval in 1994.

The main issues raised regarded buffering to the residential and lighting, and Conditions were added to the Site Plan Approval, including that a timer would be installed to turn lights only when there was a meeting and turn them off at 10:00 p.m., and that trees would be added to the east and southeast property lines. In addition, the applicant agreed to work with the neighbors regarding placement of the trees.

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

RECOMMENDATION:

Staff and the Planning Commission recommend that the proposed architecture and materials are compatible, harmonious and appropriate in appearance with the existing character of the general vicinity and adjacent uses of land and recommend approval of the Revised Conditional Land Use for Han-Bit Korean Church,(City File No. 93-153.2) based on the findings contained in the proposed resolution.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

| APPROVALS: | SIGNATURE | DATE |
|-----------------------------|------------------|-------------|
| Department Review | | |
| Department Director | | |
| Mayor | | |
| City Council Liaison | | |

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