



Rochester Hills

Agenda Report

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File Number: 2006-0958

File Number: 2006-0958 **File Type:** Project **Status:** Held in Council
Version: 2 **Reference:** 98-037.3 **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 12/27/2006
File Name: St. Paul's Albanian Catholic Church Parking Lot Addition **Final Action:**

Title: Revised Conditional Land Use - City File No. 98-037.3 - St. Paul's Albanian Catholic Community Church Parking Lot Addition and associated landscaping (42 new parking spaces on approximately .5 acre). St. Paul's is located on two parcels totaling 25 acres on Auburn, west of Rochester Road, north of M-59, zoned R-3, One Family Residential, Parcel Nos. 15-34-127-006 & 15-34-201-014, St. Paul's Albanian Catholic Community Church, applicant

Notes: St. Paul's Albanian Catholic Community Church
525 West Auburn Road
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Code Sections:

Indexes: Conditional Land Use

Sponsors:

Attachments: Agenda Summary.pdf, Map.pdf, Staff Report.pdf, Site Plans.pdf, Minutes PC 01-19-99.pdf, Minutes PC 01-04-00.pdf, Minutes PC 01-18-00.pdf

Agenda Date:

Agenda Number:

Enactment Date:

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	01/16/2007	Recommended for Approval	City Council Work Session			Pass

Text of Legislative File 2006-0958

..Title

Revised Conditional Land Use - City File No. 98-037.3 - St. Paul's Albanian Catholic Community Church Parking Lot Addition and associated landscaping (42 new parking spaces on approximately .5 acre). St. Paul's is located on two parcels totaling 25 acres on Auburn, west of Rochester Road, north of M-59, zoned R-3, One Family Residential, Parcel Nos. 15-34-127-006 & 15-34-201-014, St. Paul's Albanian Catholic Community Church, applicant

..Body

Resolved, that the Rochester Hills City Council hereby approves the Revised Conditional Land Use to construct 42 additional parking spaces at St. Paul's Albanian Catholic Community Church, City File No. 98-037.3, located on Auburn, north of M-59, Zoned R-3, One Family Residential, Parcel No. 15-34-127-006, with the following findings and condition:

Findings:

1. The proposed parking lot addition is being developed to help alleviate parking problems.
2. The proposed parking lot addition will be accessed by using existing ingress to and egress from Auburn Road, thereby not increasing the number of driveways.
3. The proposed addition will not be located within 50 feet of any roadways.
4. The use is consistent with the intent and purpose of the Zoning Ordinance in general, and of Section 138-1337 in particular. Further, the proposed parking lot addition will improve access for the church attendees.
5. The proposed parking lot addition is designed and will be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, the natural environment, the capacity of public services and facilities affected by the use, and the Albanian Catholic Church community.
6. The proposed parking lot addition is part of the larger church development, which is served adequately by essential public facilities and services.
7. The proposed parking lot addition will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
8. The proposed parking lot addition will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Condition:

1. Staff to review with MDOT the land configurations of the Auburn Road paving to verify

compliance with the original Site Plan and implementation of the passing lane. Any improvements shall be made at time of parking lot construction.