



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

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Legislative File No: 2007-0076 V2

TO: Mayor and City Council Members

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

DATE: June 11, 2007

SUBJECT: Conditional Land Use – City File No. 72-200.2 – Gethsemane Lutheran Church, to add a 4,150 square-foot addition and associated site improvements to the existing church on Auburn, west of Dequindre.

REQUEST:

Approval of a Conditional Land Use for the Gethsemane Lutheran Church on Auburn Road, west of Dequindre to build a one-story, 4,150 square-foot addition to the existing 5,360 square-foot church. The site is approximately 2.19 acres in size, and is zoned C-I, Commercial Improvement and R-4, One Family Residential. Staff researched the Minutes and file for the church and could not find evidence of an original Conditional Land Use (thus, the applicant is not requesting a *Revised* CLU).

BACKGROUND:

The Planning Commission discussed the proposed project at the required Public Hearing at its June 5, 2007 meeting, and recommended approval of the CLU. They also approved a Revised Site Plan for the addition, which includes meeting/activity/storage rooms and offices, and a detention area. The proposed materials will match the existing building's. The curb cuts to Auburn have been eliminated to improve traffic and safety, and the two parking lots will have access to the side streets Melvin and Hessel. The site currently has no onsite detention, and the proposed basin has been reviewed and approved by the engineering consultants and Oakland County.

One question raised was whether the neighbor to the south on Melvin had sufficient buffering from parking lot headlights, and a Condition was added to the Site Plan that allows the City's Landscape Architect to determine whether the plantings already in place are adequate or need supplementation.

Section 138-1306(d) of the Zoning Ordinance details the general requirements for a Conditional Land Use. The Planning Commission recommended that the project did 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 site additions, including 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 Conditional Land Use for Gethsemane Lutheran Church (City File No. 72-200.2) 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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