



# Rochester Hills

## Agenda Report

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**File Number: 2006-0958**

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**File Number:** 2006-0958      **File Type:** Project      **Status:** In Council  
**Version:** 3      **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:** Request for Approval of Revised Conditional Land Use - 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, St. Paul's Albanian Catholic Community Church, applicant

**Notes:** St. Paul's Albanian Catholic Community Church  
525 West Auburn Road  
Rochester Hills, MI 48307  
Frank G. (586)361-3190

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Parcel Nos. 15-34-127-006 & 15-34-201-014

**Code Sections:**

**Indexes:** Conditional Land Use

**Sponsors:**

**Attachments:** Agenda Summary.pdf, Letter MDOT 062707.pdf, Map.pdf, Staff Report.pdf, Site Plans.pdf, Memo Anzek.pdf, Minutes PC 011999.pdf, Minutes PC 010400.pdf, Minutes PC 011800.pdf, 032807 Agenda Summary.pdf, 032807 Resolution.pdf

**Agenda Date:**

**Agenda Number:**

**Enactment Date:**

**Enactment Number:**

### 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
2	City Council Work Session	03/21/2007	Discussed				
2	City Council Regular Meeting	03/28/2007	Removed from Agenda				

**Text of Legislative File 2006-0958**

..Title

Request for Approval of Revised Conditional Land Use - 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, 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. The improvements to Auburn be completed by St. Paul's church, per the letter from the Michigan Department of Transportation dated June 27, 2007.
2. That engineering drawings for the Auburn Road improvements be submitted along with cost estimates to MDOT and the City Engineering Department.
3. That bonds for the improvements be submitted to MDOT prior to the City issuing a Land Improvement Permit for the parking lot expansion.