



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

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Legislative File No: 2007-0422 V2

TO: Mayor and City Council Members

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

DATE: August 31, 2007

SUBJECT: Conditional Land Use – City File No. 05-039 – Faith Evangelical Presbyterian Church, a 24,600 square-foot church on 7 acres on Hamlin, west of Rochester Road.

REQUEST:

Approval of a Conditional Land Use (CLU) for Faith Presbyterian Church proposed on Hamlin, between Livernois and Rochester Roads, to build a two-story, 24,600 square-foot church building, consisting of a worship center, fellowship hall, classrooms and offices. The site on Hamlin is approximately seven acres in size, and zoned R-3, One Family Residential, and is surrounded by residential zoning. The applicant would like to use the water feature in the middle of the property for detention, and are also applying for a Wetland Use Permit from City Council (See File 2007-0471).

BACKGROUND:

Places of worship may be permitted by City Council in any zoning district after review and recommendation by the Planning Commission per Section 138-1337 of the Zoning Ordinance, based on two conditions of Section 138-1337 and five general requirements found in Section 138-1306(d). The Planning Commission discussed the proposed project at a required Public Hearing at its August 7, 2007 meeting, and recommended approval of a CLU and a Wetland Use Permit. They also approved the Site Plan, Buffer Modifications and a Natural Features Setback Modification.

Surrounding the church property are homes to the north, west, east and south, and Hamlin Elementary is also along the western boundary; consequently, buffering is required. The applicants held a meeting with the neighbors regarding the proposal and the buffering, and found that the neighbors were in favor of added vegetation in lieu of fences or walls, as would be normally required for the east, west and northern property lines. The applicants also appeared before the Planning Commission in March 2007 to discuss potential Buffer Modifications as they were going through technical reviews of the Site Plans. Based on those discussions, the applicants asked for and were granted Buffer Modifications, except for the areas adjacent to two homes on Hamlin, to eliminate the requirements for a fence or wall and/or IVO plantings on the boundaries.

The site has a City Regulated wetland, which the applicant proposes for stormwater. In order to be able to construct a detention area, the planned roadway was moved to within 10' of the west side of the site, where a 25-foot buffer would be normally required. The applicant requested a Buffer Modification to allow the road location, and the Planning Commission granted approval at its August 7th meeting. Complete details of all buffering and modifications are included in the attached Staff Report dated August 7, 2007.

The church facility would be used mainly on Sunday mornings and Wednesday evenings, so parking, lighting and traffic should not negatively impact the area (a left turn lane is required on Hamlin). The proposed building will be approximately 500 feet from Hamlin, and there will be a berm and plantings to shield residents along the northern property line. Hamlin School would like the western area open to be able to use the church parking lot for training and emergencies, and the church will construct a pathway between the two properties.

Regarding Section 138-1306(d) of the zoning Ordinance, which details the general requirements for a Conditional Land Use, the Planning Commission recommended that the project would not appear to be, after meeting findings and 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 church building is compatible, harmonious and appropriate in appearance with the existing character of the general vicinity and adjacent uses of land, and recommend approval of a Conditional Land Use for Faith Evangelical Presbyterian Church (City File No. 05-039) based on the findings in the attached Resolution.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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