



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

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Legislative File No: 2007-0541 V2

TO: Mayor and City Council Members

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

DATE: September 19, 2007

SUBJECT: Revised Conditional Land Use Request – City File No. 79-949.3 – Covenant Christian Church Parking Lot Addition, located on Hamlin, east of Livernois.

REQUEST:

Approval of a Revised Conditional Land Use to add 17 parking spaces to the north portion of the existing parking lot for Covenant Christian Church, located on Hamlin, east of Livernois. The existing church site is approximately 5 acres in size and is zoned R-3, One Family Residential.

BACKGROUND:

The original church, Shepherd of the Hills Lutheran Church, received Conditional Land Use in the 1980s to construct the church and associated parking. The L-shaped parking lot, partly located along Hamlin, was buffered with a berm. The additional spaces will be to the northwestern side of the church, and the applicant will extend the existing four-foot berm and add shrubbery to shield it from the property to the west. In addition, trees will be added along the western property line to meet the buffer requirements for a church. The proposed parking area is currently being used in its gravel state, and the asphalt paving will improve the appearance.

The Planning Commission discussed the proposed project at the required Public Hearing at its September 18, 2007 meeting and recommended approval of the Revised Conditional Land Use. The Commission also approved a Buffer Modification so the church could add a berm and shrubbery to meet the intent of the required Type B Buffer as a barrier on the western side of the parking lot.

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 detrimental, after meeting conditions of the Buffer Modification, hazardous or unreasonably disturbing to existing land uses, persons, property or the public welfare.

RECOMMENDATION:

Staff and the Planning Commission recommend that the proposed parking lot addition will be compatible, harmonious and appropriate in appearance with the existing character of the church and will not impact the adjacent uses of land, and recommend approval of the Revised Conditional Land Use for Covenant Christian Church (City File No. 79-949.3) based on 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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