



Rochester Hills

Agenda Report

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File Number: 2007-0541

File Number: 2007-0541 **File Type:** Project **Status:** To Council
Version: 2 **Reference:** 79-949.3 **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 08/29/2007
File Name: Covenant Christian Church **Final Action:**

Title: Request for Approval of a Revised Conditional Land Use - Covenant Christian Church Parking Lot Addition, located on Hamlin, east of Livernois, zoned R-3, One Family Residential, Covenant Christian Church, applicant.

Notes: Covenant Christian Church
900 W. Hamlin Road
RH MI 48307
248-650-3770
248-680-4555 fax

Parcel No. 15-22-351-003

Code Sections:

Indexes: Conditional Land Use

Sponsors:

Attachments: Agenda Summary.pdf, Map.pdf, Site Plan.pdf, Staff Report.pdf, Letter Odoerfre 090707.pdf, Memo Dinkins 091207.pdf, Public Hearing Notice.pdf, Dev. App.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	09/18/2007	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2007-0541

..Title

Request for Approval of a Revised Conditional Land Use - Covenant Christian Church Parking Lot Addition, located on Hamlin, east of Livernois, zoned R-3, One Family Residential, Covenant Christian Church, applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves a Revised Conditional Land Use for the Covenant Christian Church Parking Lot, City File No. 79-949.3, located on Hamlin east of

Livernois, zoned R-3, One Family Residential, Parcel No. 15-22-351-003, based on plans dated received by the Planning Department on September 11, 2007, with the following findings.

Findings

1. The proposed gravel parking lot space is currently used for parking and paving it will improve the area.
2. The proposed parking lot addition will be accessed by using existing ingress to and egress from Hamlin Road.
3. The proposed parking spaces will be added to an existing parking lot.
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 and the Covenant Christian Church.
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.