



Rochester Hills Master Report

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File Number: 2004-0867

File Number: 2004-0867 **File Type:** Project **Status:** To Council
Version: 2 **Reference:** 02-013 **Controlling Body:** City Council
Requester: Planning/Development **Cost:** **Introduced:** 10/06/2004
File Name: Amadiyi'ya Mosque and Muslim Community Center **Final Action:**

Title: Conditional Land Use Request - City File No. 02-013 - a proposed 19,265 square-foot Ahmadiy'ya Mosque and Muslim Community Center on approximately five acres, located on the North side of Auburn, east of Crooks, zoned R-4, One Family Residential, known as Parcel No. 15-28-300-026, DeMattia Group, applicant.

Notes: DeMattia Group
45501 Helm Street
Plymouth, MI 48170

Ahmadiy'ya Movement in Islam
8218 Wyoming St.
Detroit, MI 48204
(248) 739-6412

Code Sections:

Indexes: Conditional Land Use

Sponsors:

Attachments: Agenda Summary.pdf, Map aerial.pdf, Report Staff
20050201.pdf, Site Plans AMCS.pdf, Minutes PC
20041019.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	10/19/2004	Postponed				
1	Planning Commission	02/01/2005	Recommended for Approval	City Council			Pass
			Aye:	Boswell, Brnabic, Hardenburg, Hill, Hooper, Kaltsounis, Rosen and Schroeder			
			Excused:	Kaiser			

Text of Legislative File 2004-0867

..Title
Conditional Land Use Request - City File No. 02-013 - a proposed 19,265 square-foot Ahmadiy'ya Mosque and Muslim Community Center on approximately five acres, located on the North side of Auburn, east of Crooks, zoned R-4, One Family Residential, known as Parcel No. 15-28-300-026,

DeMattia Group, applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Land Use consistent with plans dated received by the Planning Department on January 26, 2005 for Ahmadiy'ya Mosque and Muslim Community Center, located north of Auburn and east of Crooks, City File No. 02-013, zoned R-4, One Family Residential, known as Parcel No. 15-28-300-026 with the following findings:

Findings:

1. Places of Worship are permitted in any zoning district; the use is consistent with the intent and purpose of the Zoning Ordinance in general, and of Section 138-1337 in particular.
2. The proposed development has been designed to be compatible, harmonious, and appropriate in appearance with the existing character of the general vicinity and adjacent uses of land.
3. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
4. The development should be not detrimental, hazardous, or unreasonably disturbing to existing land uses, persons, property, or the public welfare.
5. The development does not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.