City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2006-0717 V2

TO: Mayor and City Council Members

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

DATE: November 6, 2006

SUBJECT: Conditional Land Use Request – Sikh Gurdwara Temple (City File No. 05-015) - a 21,544 square-foot temple proposed at the southeast corner of Auburn and Norton Lawn.

REQUEST:

Approval of a Conditional Land Use for Sikh Gurdwara Temple, a proposed place of worship on 4.5 acres at the southeast corner of Auburn and Norton Lawn, zoned R-3, One Family Residential. 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).

BACKGROUND:

The congregation has been housed in a temple on Orion Road for many years, but has outgrown the facility. They purchased a parcel of land on Auburn, west of Rochester, to satisfy the growing number of families, and would like to construct a two-story, 21,544 square-foot temple, including a prayer portion, offices, lower-level kitchen area, and associated parking, roads, landscaping and other site improvements. The applicants have exceeded the required setbacks, and are proposing additional landscaping and buffering that has been reviewed and approved by the City's Landscape Architect. The site has a .2-acre wetland and floodplain, but no work is proposed near these areas or in the natural features setbacks, and over one-third of the site will remain private open space.

The Planning Commission discussed the proposed project after the required Public Hearing at its October 17, 2006 meeting, and the main issues raised regarded traffic and parking. There will be one access onto Auburn, in consideration of the residents on Norton Lawn, and the applicants will be constructing a passing lane on Auburn. There is sufficient parking provided, based on existing and future utilization by the community. Please refer to the Minutes from that meeting for further details about the services and number of people expected to attend. A condition of Site Plan approval was that if a demonstrated parking problem arose, the applicant would be responsible to meet with the City and provide a mutually agreeable solution; however, the applicant has emphasized that the parking will be sufficient for the community's needs and Staff has determined that it meets the Ordinance requirements. After discussing building materials and colors, it was determined that the building will be predominately white brick. The Planning Commission approved the Site Plan (see attached Site Plan Motion) and recommended approval of a Conditional Land Use for the temple at the October 17, 2006 meeting.

Section 138-1306(d) of the Zoning Ordinance details the general requirements for the Conditional Land Use. The Planning Commission recommended that the project would promote the intent and purpose the Ordinance and that it would be designed, constructed, operated and maintained to be compatible, harmonious and appropriate in appearance with the existing and planned character of the general vicinity

and community as a whole. The project will be served adequately by essential public facilities and services, and does not appear to be, after meeting any conditions of approval, detrimental, hazardous, or unreasonably disturbing to existing land uses, persons, property, or the public welfare.

RECOMMENDATION:

If City Council agrees with the Planning Commission that the proposed architecture and materials are compatible, harmonious and appropriate in appearance with the existing character of the general vicinity and adjacent uses of land, both the Planning Commission and Staff recommend approval of the Conditional Land Use for Sikh Gurdwara Temple (City File No. 05-015) based on the 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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