



Rochester Hills

Master Report

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File Number: 2004-0175

File Number: 2004-0175 **File Type:** Project **Status:** To Council
Version: 1 **Reference:** 98-014 **Controlling Body:** City Council
Requester: Planning/Development **Cost:** **Introduced:** 02/23/2004
File Name: First Church of the Nazarene **Final Action:**

Title: Revised Conditional Land Use - City File No. 98-014 - First Church of the Nazarene request to demolish the existing farmhouse, located on Walton Blvd., east of Old Perch, zoned R-1 One Family Residential, known as Parcel No. 15-16-102-002, Pastor Larry Crum, applicant.

Notes: First Church of the Nazarene
1705 Walton Blvd.
Rochester Hills
Parcel 15-16-102-002

Code Sections: **Agenda Date:** 04/07/2004
Indexes: Conditional Land Use **Agenda Number:**
Sponsors: **Enactment Date:**
Attachments: Agenday Summary.pdf, Report Staff 20030826.pdf, **Enactment Number:**
SitePlan First Church Naz.pdf, Minutes PC
19980428.pdf, Minutes CC 19980701.pdf, Minutes PC
20000229.pdf, Minutes CC 20030806.pdf, Minutes PC
20030902.pdf

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2004-0175

..Title
Revised Conditional Land Use - City File No. 98-014 - First Church of the Nazarene request to demolish the existing farmhouse, located on Walton Blvd., east of Old Perch, zoned R-1 One Family Residential, known as Parcel No. 15-16-102-002, Pastor Larry Crum, applicant.

..Body
Whereas, 1705 Walton Boulevard was identified as a potential historic district and the Rochester Hills City Council granted review rights up to a year to the Historic Districts Commission on July 16, 2003, and;

Whereas, the property owner is requesting review and approval of a demolition permit for the subject site, and;

Whereas, the Rochester Hills Planning Commission met on September 2, 2003 and recommended approval of the Revised Conditional Land Use, with findings and conditions, necessary to remove the existing farmhouse and;

Whereas, the applicant has met two of the three conditions;

Resolved, that the Rochester Hills City Council hereby grants the request for a Revised Conditional Land Use to demolish the existing farmhouse for First Church of the Nazarene, City File No. 98-014, located east of Old Perch and south of Walton Blvd., zoned R-1, One Family Residential, known as Parcel No. 15-16-102-002, Pastor Larry Crum, applicant.

Findings

1. The existing development does promote the intent and purpose of this chapter.
2. The subject site has been designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use, and the community as a whole.
3. The subject site is served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainageways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.
4. The subject site is not detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
5. The subject site does not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
6. The Principal Use and Conditional Land Use recommendation is not impacted by the existing farmhouse or outbuilding.

Conditions

1. That the site plan and Conditional Land Use show that the existing farmhouse is to be removed.

Ayes:

Nays:

Absent: