



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

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Legislative File No: 2018-0335 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: August 31, 2018

SUBJECT: Request for approval of a Conditional Use to construct a 1,370 s.f. building for a meeting room for a small congregation in a residential district on South Boulevard, west of Crooks

REQUEST:

Approval of a Conditional Use to construct an approximately 1,370 sq. ft. building for a small congregation located on the north side of South Boulevard, between Grant and Donley (west of Crooks) in the R-4 One Family Residential District. The proposed meeting room is one of several that the owners have established in the County. There will be other site improvements. The adjacent neighbors were contacted about the proposal by the applicants.

BACKGROUND:

The site will be accessed from Grant, and there will be no new curb cut onto South Boulevard. Places of worship in the R-4 district require a Conditional Use approval from City Council. The standards and/or requirements for Council's consideration regarding places of worship are listed in *Section 138-4.433* of the Zoning Ordinance and the findings listed in the enclosed resolution. The issuance of the Conditional Use is a discretionary decision by the City Council and based on five general criteria contained in *Sec. 138-2.302* of the Zoning Ordinance as follows:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be 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) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, 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) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission held a Public Hearing at its August 21, 2018 meeting to review the requests for a Conditional Use Recommendation and Site Plan Approval. The requests were

unanimously passed with findings for the Conditional Use in the attached resolution. The applicant was asked to update the Environmental Impact Statement to reflect the correct hours of operations, which is attached. Please refer to the meeting Minutes for details.

RECOMMENDATION:

The Planning Commission recommended that City Council approves the Conditional Use to construct a meeting room for a congregation in the R-4 district on South Boulevard, west of Crooks, based on plans dated received by the Planning and Economic Development Department on June 14, 2018.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

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