



Rochester Hills

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Master

File Number: 2023-0502

File ID: 2023-0502

Type: Project

Status: To Council

Version: 2

Reference: 2023-0502

Controlling Body: City Council
Regular Meeting

File Created Date : 10/25/2023

File Name: Request for Conditional Use Approval to construct and operate a self storage facility in the I Industrial zoning district for Hamlin Road Storage Facility at 1575 E. Hamlin Rd., located on the north side of Hamlin between John R and Dequindre Rd., Steve O

Final Action:

Title label: Request for Conditional Use Approval to construct and operate a self storage facility in the I Industrial zoning district for Hamlin Road Storage Facility at 1575 E. Hamlin Rd., located on the north side of Hamlin between John R and Dequindre Rd., Steve Osborne, CDK Development, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 120423 Agenda Summary.pdf, Supplemental Plans to Reviewed Plans 100523.pdf, Letter Fenn & Associates 111623.pdf, Minutes PC 111423 (Draft).pdf, Staff Report 091423.pdf, Letter Fenn & Associates 063023.pdf, Reviewed Plans 100523.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Email CDK Development 110823.pdf, Letter ASTI 090523.pdf, Letter WRC 032323.pdf, Landscape Cost Estimate 081723.pdf, Prelim Engineering Cost Estimate 081823.pdf, Notice of Public Hearing.pdf, Resolution (Draft).pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	11/14/2023	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2023-0502

title

Request for Conditional Use Approval to construct and operate a self storage facility in the I Industrial zoning district for Hamlin Road Storage Facility at 1575 E. Hamlin Rd., located on the

north side of Hamlin between John R and Dequindre Rd., Steve Osborne, CDK Development, LLC,
Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use for an indoor storage facility to be constructed and operated at 1575 E. Hamlin Road, based on documents received by the Planning Department on September 20, 2023 with the following findings and subject to the following conditions:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The proposed building and conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposed indoor storage facility should have a positive impact on the community as a whole and the surrounding area by providing additional storage opportunities within the I Industrial District.
4. The proposed building and use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed building and use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions

1. The use shall remain consistent with the facts and information presented to the City as a part of the applicant's application and at the public hearing (as may be amended by this motion).
2. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.
3. Correct the discrepancy of the height of the building to a maximum height of 34 feet 10 inches.
4. Lights for the three windows on the south elevation in the center are to be on a motion sensor from 6 p.m. to 9 a.m.
5. West side wall plantings are to be moved to the south side of the site along Hamlin Rd.
6. Screening wall materials are to match the building.