



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2024-0003 V2

TO: Mayor and City Council Members

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

DATE: February 12, 2024

SUBJECT: Request for conditional use approval for Oakland Gospel to allow a place of worship at 1590 Walton (Parcel No. 15-09-378-019), along the north side of Walton Blvd., west of Livernois and Rochdale.

REQUEST:

Approval of a conditional use to allow a place of worship (Oakland Gospel) location located at 1590 Walton Blvd. (Parcel No. 15-09-378-019, property zoned R-2 One Family Residential District.

BACKGROUND:

The applicant has filed for a Conditional Use permit to allow for a place of worship on the site, which currently has a residential structure located onsite. The property is located on the north side of Walton Blvd., west of Livernois Road, and is adjacent to the Existing Abiding Presence Lutheran Church. The existing residential structure will be refurbished to house the proposed place of worship and will include siding and some stone product along the base of the building. The site will be upgraded to include a total of 14 parking spaces, some minor parking lot lighting, stormwater improvements, a pedestrian connection from the building to the abutting pedestrian walkway along Walton Blvd, and additional landscape around the perimeter of the site, bringing the site largely into compliance with the City's landscaping standards. Oakland Gospel, based on their application and their depiction of the use at the Planning Commission public hearing, indicated that the site is a "satellite" location and will only be used several days a week by a few members, and that their main place of worship is actually located in Troy.

Places of Worship require a conditional use permit in the R-2 One Family Residential District. The issuance of the conditional use permit is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows and that are included in the resolution:

General Conditional Use Criteria

- 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, at its January 14, 2024 meeting, recommended approval of the conditional use and approved the associated site plan and tree removal permit, with several findings and conditions as

reflected in the attached resolution. One condition of the approval was that if the applicant was seeking a greater maximum occupancy of the building that a formal joint parking agreement be provided prior to the City Council meeting. The applicant has indicated that the maximum occupancy of 42 persons, based on the 14 parking spaces, is acceptable and therefore the need for the joint parking agreement is not necessary at this time. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow a Place of Worship meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Oakland Gospel to construct and operate a Place of Worship at 1590 Walton Blvd. (Parcel No. 15-09-378-019, File No. JNRA2022-0005 (PCU2023-0009), subject to the findings and conditions noted in the attached resolution.

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

Contract Reviewed by City Attorney Yes N/A