



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2023-0373 V3

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: October 9, 2023

SUBJECT: Request for conditional use approval for Clean Express Auto Wash to allow a car wash at 10 E. Auburn, along the south side of E. Auburn, east of S. Rochester Road.

REQUEST:

Approval of a conditional use which if granted would allow for a new car wash located at 10 E. Auburn Road, zoned CB Community Business District with an FB Flexible Business Overlay District. The site is being developed under the CB Community Business District regulations.

BACKGROUND:

The applicant has filed for a Conditional Use Permit, which if granted would allow for the construction of a new car wash at 10 E. Auburn. The site is currently home to the vacant Stone Shop. If approved, the existing building would be demolished and the site would be redeveloped with the proposed car wash use. The proposed car wash includes the actual building, 14 parking spaces dedicated for vacuuming, 20 vehicle stacking spaces, along with cross access connections to the west (future), east, and south. The site will have its own dedicated entrance from E. Auburn road, however access will be limited to right turn in and right turn out only.

The Planning Commission had considerable debate over the entrance to the site as it related to the original building configuration and the cross-access connections being provided to the sites to the west and east. The applicant addressed the Commission's concerns by reconfiguring the building location on the site, by moving the building to the eastern side of the site. The reconfigured building location allowed for a better alignment of the vehicles entering and exiting the site and those exiting the car wash itself. In addition to the revised building configuration, the applicants revised the landscaping plans, verified drainage patterns and at the request of the Planning Commission and Historical Society, are working to create a historical feature on site to commemorate the long-time presence of the Stone Shop.

Car washes require a conditional use permit in the CB Community Business District (note the site is not being developed under the FB Flex Business 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:

- 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 September 19, 2023 meeting, recommended approval of the conditional use permit and approved the associated site plan and tree removal permit, with several findings and conditions as reflected in the attached resolution. As a part of the site plan approval, the Planning Commission also granted a waiver to allow a modification to the required parking lot perimeter landscaping, provided the required number of trees were planted along the west property line. Please refer to the attached Planning Commission minutes for the August and September meetings for further details.

RECOMMENDATION:

Finding that the proposed request to allow a car wash facility meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Clean Express Autowash to construct and operate a car wash facility at 10 E. Auburn, File No. JNRNB2022-0013 (PCU2023-0007), 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