

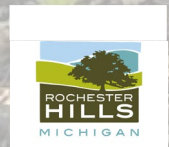
OAKLAND GOSPEL HALLS CONDITIONAL USE

PCU2023-0009

1590 WALTON BLVD

City of Rochester Hills City Council

February 12, 2024



OAKLAND GOSPEL HALLS

CONDITIONAL USE



- Site
 - West of Livernois, north side of Walton Blvd.
 - Existing Vacant Residence
- Applicant
 - Trevor Hewitt

OAKLAND GOSPEL HALLS

CONDITIONAL USE



OAKLAND GOSPEL HALLS

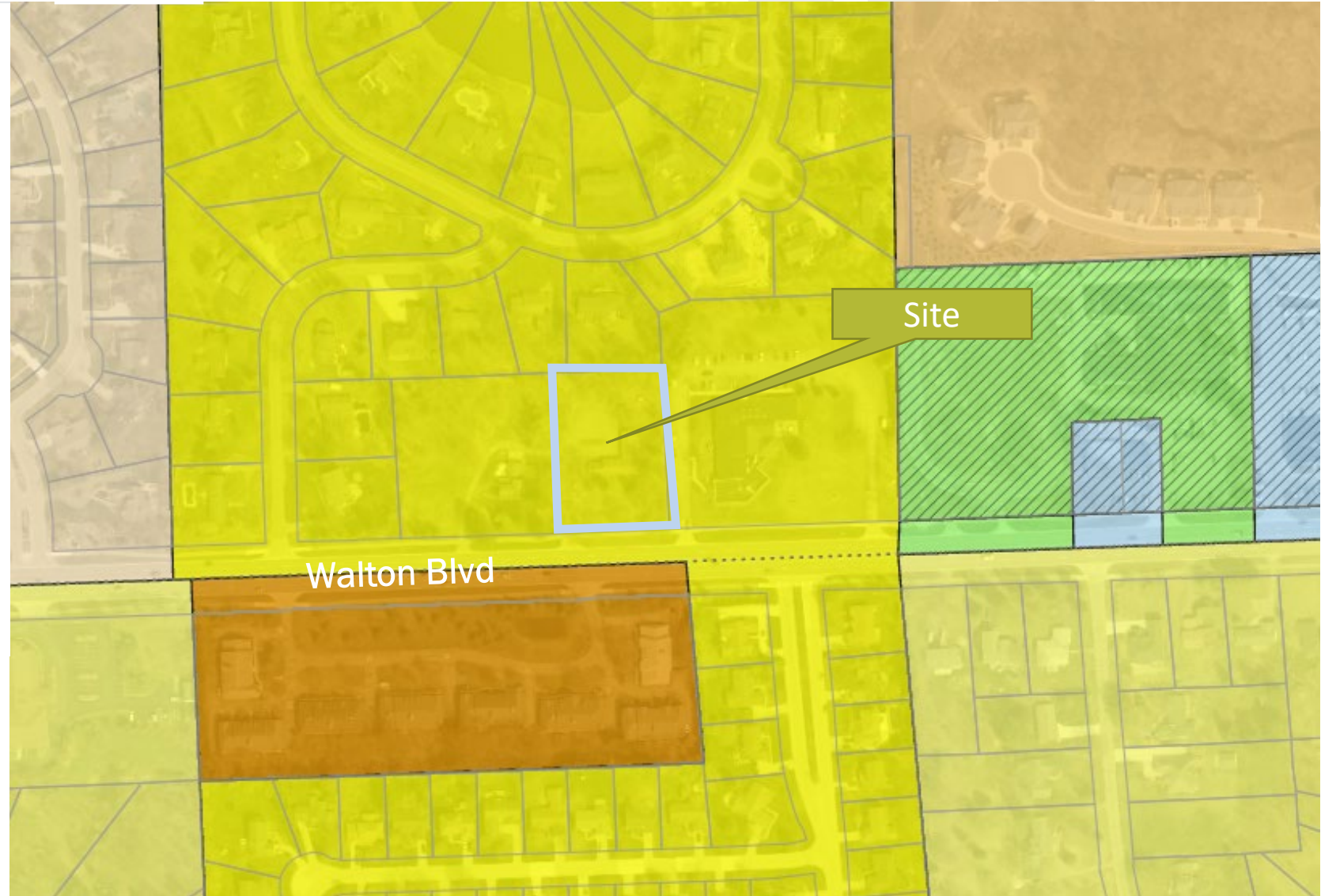
SURROUNDING CONTEXT

	Zoning	Existing Land Use	Future Land Use
Site	R-2 One Family Residential District	Vacant	Commercial Residential Flex-2
North	R-2 One Family Residential District	Single Family Residential (Lochmoor Hills)	Commercial Residential Flex-2
South	RM-1 (across Walton Blvd)	Huntington Park (multiple family) (across Walton Blvd)	Commercial Residential Flex-2 (across Walton Blvd)
East	R-2 One Family Residential District	Abiding Presence Lutheran Church	Commercial Residential Flex-2 and Residential 4
West	R-2 One Family Residential District	Single Family Residential (Lochmoor Hills)	Residential 4

OAKLAND GOSPEL HALLS

CONDITIONAL USE

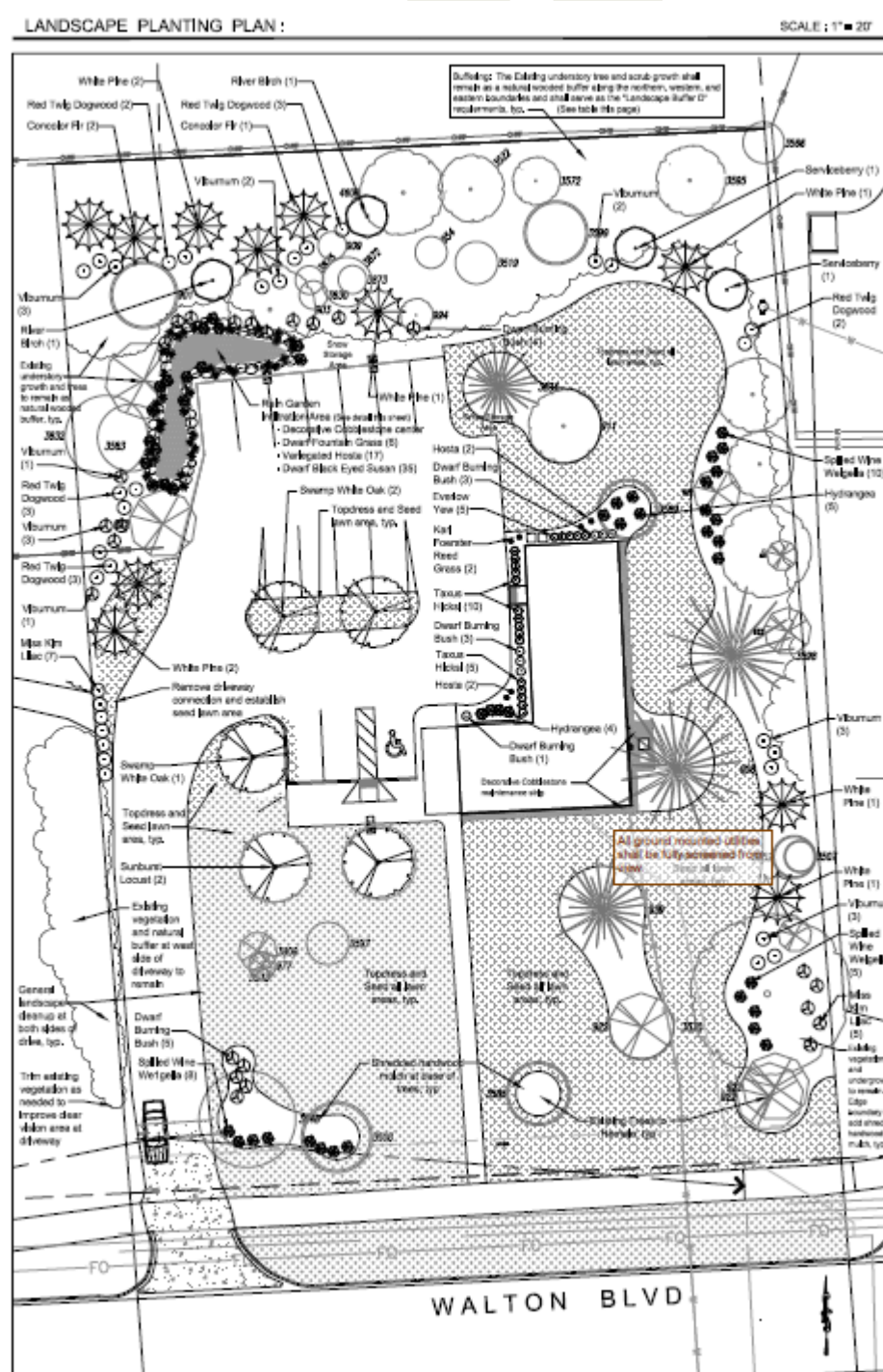
- RE One-Family Residential District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-4 One-Family Residential District
- RCD One-Family Residential Cluster District
- RM-1 Multiple-Family Residential District
- RMH Manufactured Housing Park District
- NB Neighborhood Business District
- CB Community Business District
- HB Highway Business District
- BD Brooklands District
- O Office District
- I Industrial District
- SP Special Purpose District
- EC Employment Center District
- FB Flex Business Overlay District
- MR Mixed Residential Overlay District
- PUD Overlay



OAKLAND GOSPEL HALLS

SITE PLAN

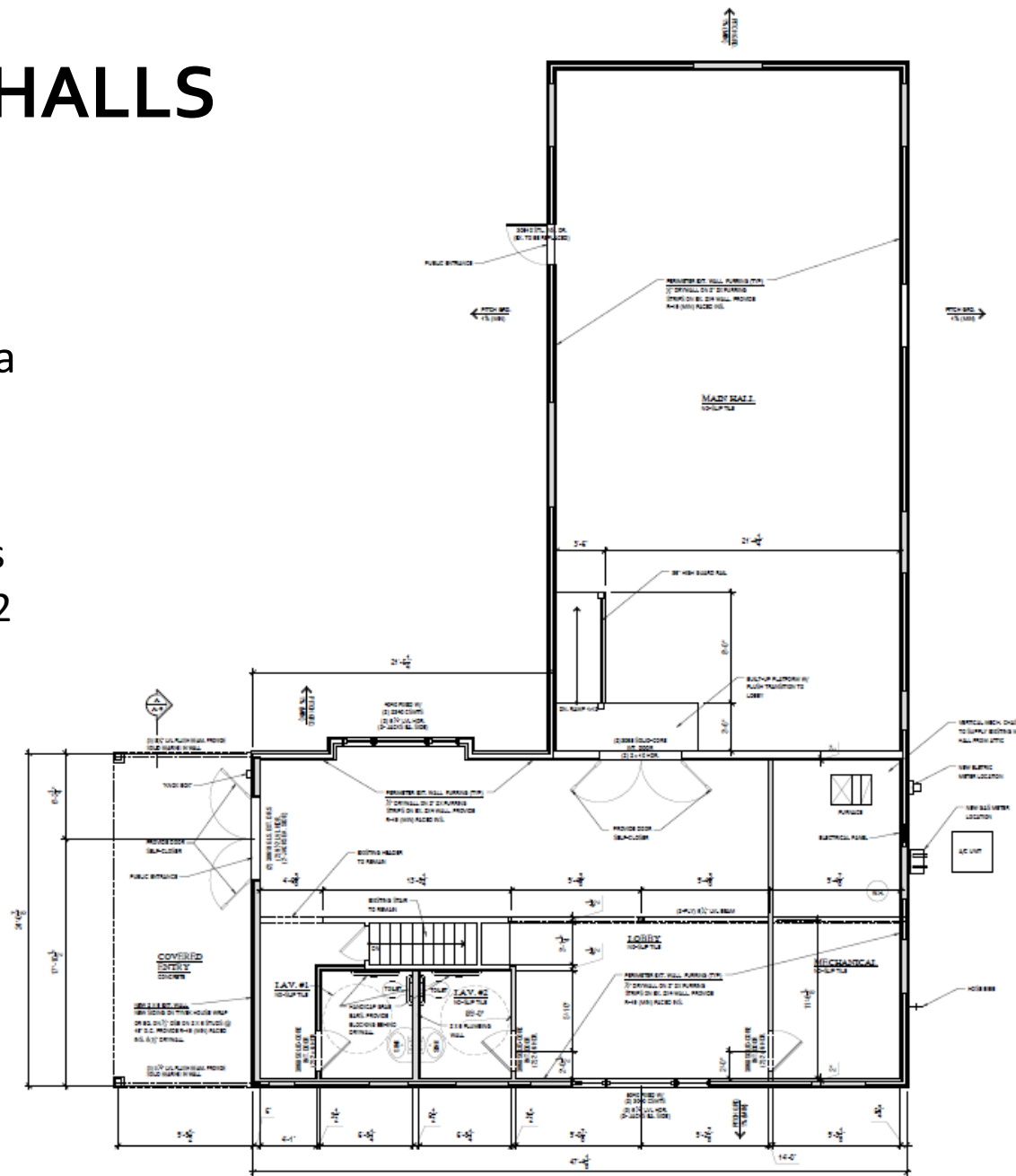
- Request
 - Conditional Use Permit for a Place of Worship
 - Sunday and Monday Gatherings
 - Minimal number of Hours
 - Intended Occupancy of 42 – Parking Onsite is 14 spaces
 - No Outdoor Services
 - Reduced Building Size, New Building Facade
 - New Lighting in Parking Area
 - Additional Landscaping
 - Additional Pedestrian Amenities
 - Additional Stormwater Improvements



OAKLAND GOSPEL HALLS

FLOOR PLAN

- Request
 - Conditional Use Permit for a Place of Worship
 - Sunday and Monday Gatherings
 - Minimal number of Hours
 - Intended Occupancy of 42 – Parking Onsite is 14 spaces
 - No Outdoor Services
 - Reduced Building Size, New Building Facade
 - New Lighting in Parking Area
 - Additional Landscaping
 - Additional Pedestrian Amenities
 - Additional Stormwater Improvements

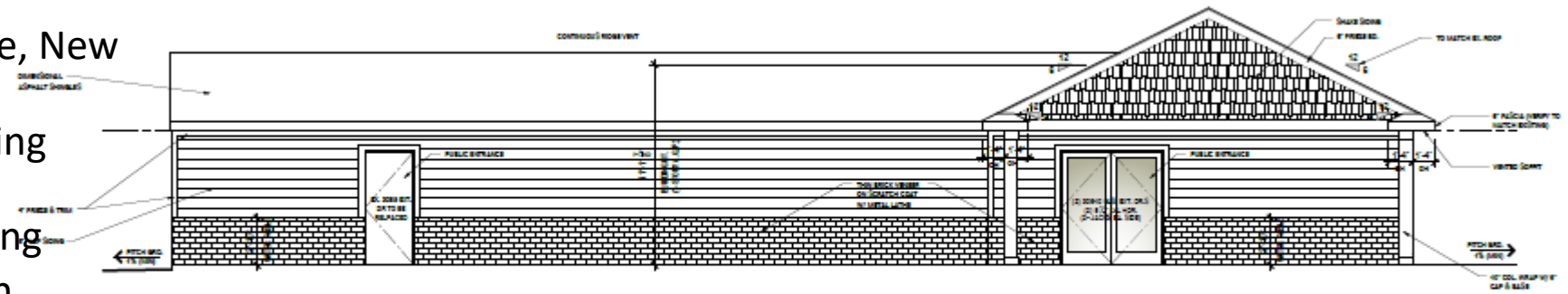
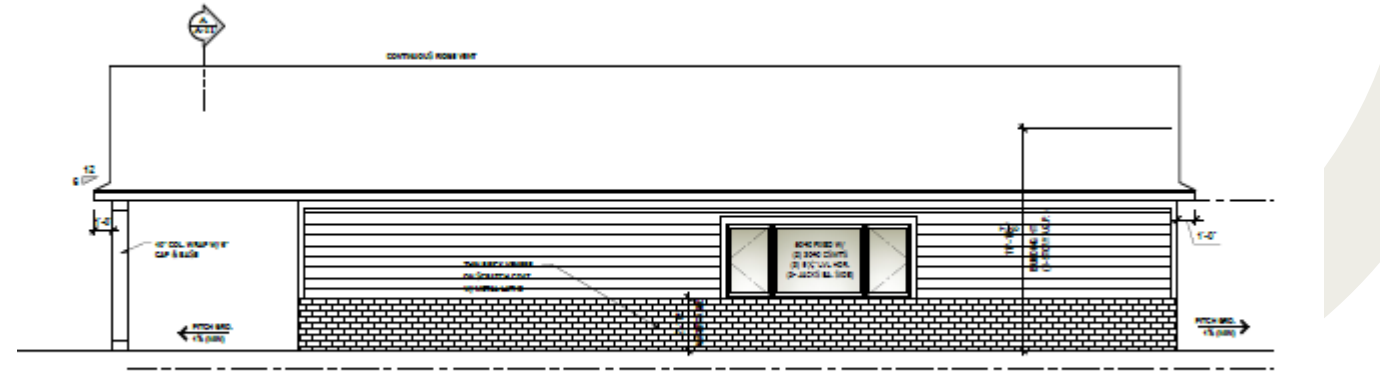


UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

OAKLAND GOSPEL HALLS

ELEVATIONS

- Request
 - Conditional Use Permit for a Place of Worship
 - Sunday and Monday Gatherings
 - Minimal number of Hours
 - Intended Occupancy of 49 – Parking Onsite is 14 spaces
 - No Outdoor Services
 - Reduced Building Size, New Building Facade
 - New Lighting in Parking Area
 - Additional Landscaping
 - Additional Pedestrian Amenities
 - Additional Stormwater Improvements



FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

OAKLAND GOSPEL HALLS

CONDITIONAL USE – REVIEW CRITERIA

- *Will promote the intent and purpose of (the Ordinance).*
- *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.*
- *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.*
- *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

OAKLAND GOSPEL HALLS

CONDITIONAL USE – DESIGN STANDARDS FOR SPECIFIC USES

- **SECTION 138-4.427 - Places of Worship or Assembly**
- *Places of worship or assembly may be permitted in any zoning district subject to the following conditions:*
 - *The site shall be so located as to provide for ingress to and egress from such site directly onto a major or secondary thoroughfare having an existing or planned right-of-way at least 120 feet in width as shown on the current City master thoroughfare plan. For places of worship or assembly established before the adoption of this ordinance, ingress and egress onto a major or secondary thoroughfare with an existing or planned right-of-way of at least 86 feet in width shall meet this condition.*
 - *Buildings of greater than maximum height as allowed by [Section 138-5.100](#) of this ordinance may be allowed, provided front, side, and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.*
 - *Steeple, bell towers, and similar architectural features are exempt from the height requirements of this ordinance.*
 - *For places of worship or assembly greater than 5,000 square feet, abutting a property that contains a residential use, a Landscape Buffer D shall be required in the rear and side yards.*

OAKLAND GOSPEL HALLS

CONDITIONAL USE – PLANNING COMMISSION MOTION

Resolved, in the matter of City File No. PCU2023-0009 (Oakland Gospel), the Planning Commission recommends to City Council Approval of the Conditional Use to allow a place of worship on the parcel 70-15-09-378-019 (1590 Walton Blvd.), based on plans received by the Planning Department on November 29, 2023, with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site has 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 proposal will have a positive impact on the community as a whole and the surrounding area by offering an additional place of worship.
4. The proposed development is 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 development will 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. City Council approval of the Conditional Use.
2. That the total occupancy of the building shall not exceed 42 persons based on the total number of parking spaces being provided onsite.
3. 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.
4. 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.
5. That Oakland Gospel formalize the parking agreement with Abiding Presence Lutheran Church in the event that they wish to exceed the 42 persons occupancy limited by the Conditional Use approval.

Planning Commission approved the associated site plan and tree removal permit.