



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

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Legislative File No: 2006-0958 V3

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: July 12, 2007

SUBJECT: Revised Conditional Land Use (Postponed at the March 21, 2007 Meeting) – St. Paul’s Albanian Catholic Community Church Parking Lot Addition – City File 98-037.3.

REQUEST:

Conclusion of the approval request for a Revised Conditional Land Use to allow St. Paul’s church on Auburn, west of Norton Lawn to construct 42 additional parking spaces.

BACKGROUND:

As requested by City Council at the March 21, 2007 meeting, Staff contacted MDOT to clarify what improvements to Auburn would be necessary to improve safety between the church access and the two streets on the north side of Auburn (Walbridge and Harrington). Attached to this summary is the letter (dated June 27, 2007) from MDOT establishing what improvements are required. Basically, the EB lane and bypass remains as is; the construction of a 12-foot wide lane, north of the existing WB lane between Walbridge and Harrington; and striping the WB Auburn with one 12 foot through lane with no extra striping placed on the widened section of Auburn.

I have discussed this letter with Frank Gjokai, a representative of the Church and he advised they are in agreement and will construct these improvements.

Please refer to File No. 2006-0958 V2 for more information about the parking lot project.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approve the Revised Conditional Land Use to construct a parking lot addition for St. Paul’s Albanian Catholic Community Church, City File No. 98-037.3.

I am also suggesting that a condition be added to the Resolution requiring that detailed engineering drawings and cost estimates for the proposed Auburn Road improvements be submitted for both MDOT and City Engineering review and approval, and that bonds for the improvement be posted with MDOT prior to the City issuing a Land Improvement Permit for the parking lot expansion.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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