



# Rochester Hills

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## Master

**File Number: 2015-0349**

**File ID:** 2015-0349

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 00-001.2

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 08/25/2015

**File Name:** Used Car Display CU

**Final Action:**

**Title label:** Request for Conditional Use Approval for a pre-owned car display accessory to an existing Audi dealership located at 45545 and 45555 Dequindre, at the northwest corner of Dequindre and Melville, north of the Audi dealership and north of M-59, zoned B-2, General Business; David Hanoute, Applicant

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** 092815 Agenda Summary.pdf, Staff Report 091515.pdf, Map Aerial.pdf, Review Comments.pdf, EIS.pdf, Site Plans.pdf, Minutes PC 091515.pdf, PHN CU 091515.pdf

### Enactment Number:

**Contact:** PLA 656-4660

### 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	09/15/2015	Recommended for Approval	City Council Regular Meeting			Pass

## Text of Legislative File 2015-0349

### Title

Request for Conditional Use Approval for a pre-owned car display accessory to an existing Audi dealership located at 45545 and 45555 Dequindre, at the northwest corner of Dequindre and Melville, north of the Audi dealership and north of M-59, zoned B-2, General Business; David Hanoute, Applicant

### Body

**Resolved**, that the Rochester Hills City Council hereby approves a Conditional Use for a pre-owned car display accessory to the existing Audi dealership for Parcel Nos. 15-36-426-002 and 15-36-426-003, located at 45545 and 45555 Dequindre, at the northwest corner of Dequindre and Melville, north of the Audi dealership and north of M-59, zoned B-2, General Business, based on plans dated received by the Planning and Economic Development Department on August 12, 2015, David Hanoute, Applicant, with the following findings:

Findings:

1. The proposed site improvements meet or exceed the standards of the Zoning Ordinance.
2. The expanded use will promote the intent and purpose of the Zoning Ordinance.
3. The proposed lot has been designed and is proposed to be constructed, 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.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
5. The proposed development 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.