



Rochester Hills

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Master

File Number: 2023-0373

File ID: 2023-0373

Type: Project

Status: To Council

Version: 7

Reference: 2023-0373

Controlling Body: City Council
Regular Meeting

File Created Date : 07/26/2023

File Name: Clean Express Auto Wash CU

Final Action:

Title label: Request for Conditional Use Approval to operate a car wash within the CB Community Business District for the proposed construction of a new Clean Express Car Wash located at 10 E. Auburn Rd., on the south side of Auburn Rd., east of Rochester Rd., zoned CB Community Business District with an FB Flex Business Overlay, Clean Express Auto Wash, LLC, c/o Mannik & Smith Group, Inc., Applicant

Notes: RES0266-2023 - 10/9/2023 CC

Sponsors:

Enactment Date:

Attachments: Proposed offsite improvements Option A 061424.pdf, Proposed offsite improvements Option B 061424.pdf, Draft PC Minutes 052124.pdf, Staff Report 052124.pdf, Reviewed plans Pt 1 052124.pdf, Reviewed plans Pt 2 052124.pdf, Reviewed plans Pt 3 052124.pdf, Mannik Smith Group letter 050724.pdf, Meijer representative letter 050924.pdf, Culvers representative email 041924.pdf, Notice of Public Hearing 052124.pdf, PC Minutes 031924.pdf, SUPPL Traffic circulation diagram 031924.pdf, SUPPL Corrected Public comment 031924.pdf, Staff Report 031924.pdf, Reviewed plans Pt. 1 030424.pdf, Reviewed plans Pt. 2 030424.pdf, WWRP letter 030624.pdf, Public comment March 2024.pdf, Notice of Public Hearing 031924.pdf, CC Minutes 100923.pdf, Approved PC Minutes 091923.pdf, 100923 Agenda Summary.pdf, EIS Update 092923.pdf, Draft PC Minutes 091923.pdf, Staff Report 091923.pdf, Mannik Smith Letter 082823.pdf, Reviewed Plans Pt. 1 091923.pdf, Reviewed Plans Pt. 2 091923.pdf, Reviewed Plans Pt. 3 091923.pdf, Draft PC Minutes 081523.pdf, Staff Report 081523.pdf, Reviewed Plans Pt. 1 081523.pdf, Reviewed Plans Pt. 2 081523.pdf, Applicant's Letter 071823.pdf, Development Application.pdf, Environmental Impact Statement.pdf, WRC Letter 122122.pdf, Notice of Public Hearing 091923.pdf, Notice of Public Hearing 081523.pdf, Resolution (Draft).pdf

Enactment Number:

Contact:

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	08/15/2023	Postponed				Pass
2	Planning Commission	09/19/2023	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	10/09/2023	Adopted by Resolution				Pass
4	Planning Commission	03/19/2024	Postponed				Pass
6	Planning Commission	05/21/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2023-0373

title

Request for Conditional Use Approval to operate a car wash within the CB Community Business District for the proposed construction of a new Clean Express Car Wash located at 10 E. Auburn Rd., on the south side of Auburn Rd., east of Rochester Rd., zoned CB Community Business District with an FB Flex Business Overlay, Clean Express Auto Wash, LLC, c/o Mannik & Smith Group, Inc., Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the amended Conditional Use for a car wash facility at 10 E. Auburn, on Parcel No. 70-15-35-100-003, based on plans received by the Planning Department on April 17, 2024, with the following findings.

Findings

- A. The use will promote the intent and purpose of the Zoning Ordinance.
- B. 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.
- C. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering additional car cleaning options along with additional job opportunities.
- D. 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.
- E. The proposed development, with the revised driveway and cross connection configurations, will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
- F. 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

- A. 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.

B. 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.

C. Submit for Staff review revised plans showing the straightened northern curb line of the drive through to allow for additional parking spaces on the Culver's property, and to relocate the existing hydrant and ground sign as necessary, at the applicant's expense, as approved by Culver's and City Staff.

D. Adding speed bumps on the Culver's property at the applicant's expense, as approved by Culver's and City Staff.