



Rochester Hills

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Master

File Number: 2024-0003

File ID: 2024-0003

Type: Project

Status: To Council

Version: 2

Reference: 2024-0003

Controlling Body: City Council
Regular Meeting

File Created Date : 12/21/2023

File Name: Request for Conditional Use Approval for Oakland Gospel Hall to convert the existing residence to be used as a place of worship in the R-2 One Family Residential zoning district at 1590 Walton Boulevard, located on the north side of Walton and west of Liv

Final Action:

Title label: Request for Conditional Use Approval for Oakland Gospel Hall to convert the existing residence to be used as a place of worship in the R-2 One Family Residential zoning district at 1590 Walton Boulevard, located on the north side of Walton and west of Livernois; Trevor Hewitt, Detroit Meeting Rooms, Inc., Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 021224 Agenda Summary.pdf, Email Hewitt 012424.pdf, Minutes PC 011624 (Draft).pdf, Staff Report 011024.pdf, Plans-Reviewed.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Letter Bennett 031023.pdf, Public Comment 011824.pdf, Public Comment 010924.pdf, Public Hearing Notice.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	01/16/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2024-0003

title

Request for Conditional Use Approval for Oakland Gospel Hall to convert the existing residence to be used as a place of worship in the R-2 One Family Residential zoning district at 1590 Walton Boulevard, located on the north side of Walton and west of Livernois; Trevor Hewitt, Detroit Meeting Rooms, Inc., Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow a place of worship at 1590 Walton Boulevard, 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. That the total occupancy of the building shall not exceed 42 persons based on the total number of parking spaces being provided onsite.
2. 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.
3. 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.