



Department of Planning and Economic Development

Staff Report to the Planning Commission

January 17, 2017

Cruise Transmission

REQUEST	Conditional Use Recommendation
APPLICANT	Hans Cherniawski, dba Cruise Transmission and Auto Repair 1533 W. Hamlin Rd. Rochester Hills, MI 48309
LOCATION	1020 W. Hamlin Rd. (northwest corner of Livernois & Hamlin)
FILE NO.	16-034
PARCEL NO.	15-21-477-023
ZONING	REC-W, Regional Employment Center - Workplace
STAFF	Sara Roediger, AICP, Manager of Planning

In this Report:

Summary	1
General Requirements for Conditional Uses	2
Motion to Recommend Approval of Conditional Use	3

Summary

The applicant has filed for a Conditional Use Permit to support the relocation of their current operation at 1533 W. Hamlin to 1020 W. Hamlin Road; less than a half-mile east. The 1020 W. Hamlin is the building on the northwest corner of Hamlin and Livernois.

The letters provided spell out the operation and how they plan to proceed. Basically status quo but at a new site. In summary the operation:

- Has 4 full time employees (the 2 owners are part of the 4).
- They operate Mon-Fri from 8:00 am until 5:00 pm with no evening or Saturday hours.
- No cars are left outside overnight.
- They have long-standing service contracts that keeps them busy and they are not in need of new business.
- The new lease provides for 8 spaces total; 4 in the front (southside) and 4 in the back (northside).
- All repairs are done inside the building.

A letter from the new landlord is also provided supporting the use at their location.

Adjacent Land Uses and Zoning

Automotive service centers are permitted in the REC-W district as conditional uses after Planning Commission recommendation and City Council approval. The existing multi-tenant industrial building is surrounded by industrial uses on the north and west sides, with undeveloped land zoned Office Business with a Mixed Residential Overlay on the northeast corner of Livernois and Hamlin and vacant residentially zoned property on the southeast corner.

General Requirements for Conditional Uses

Per *Section 138-2.302* of the Zoning Ordinance, there are five areas of consideration for the Planning Commission to regard in the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use's compliance with each.

1. *Will promote the intent and purpose of (the Ordinance).* The REC-W does support and promote this type of use. It is suggested that the need for it being a Conditional Use would be outside storage, general outside premises, Hours of operation, and noise.
2. *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.* The physical appearance of the building will remain the same, and no structural changes will be made to outside of the building.
3. *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.* The space will be served adequately by all City services as it is not a new facility. Any demands placed on the public infrastructure is already accounted for by previous use of this bay.
4. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.* There will be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, property or to the public welfare. Work is done indoors and other industrial activities are the closest uses.
5. *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.* There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

Please refer to the applicant's letter dated regarding the request. The conditional use was noticed for a public hearing, and staff has not received any comments or concerns.

Summary

As part of the review for this project, the plans and supplemental documentation have been reviewed by staff, which recommends approval. If the Planning Commission agrees that the relocation of an existing automotive service center will be harmonious and compatible with the existing development, staff recommends approval of the following motion relative to City File No. 16-034 (Cruise Transmission).

Motion to Recommend Approval of Conditional Use

MOTION by _____, seconded by _____, in the matter of City File No. 16-039, the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** for the establishment of Cruise Transmission and Auto repair at 1020 W. Hamlin Road, based on documents dated received by the Planning Department on December 15, 2016, with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building 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 is having a positive impact on the community as a whole and the surrounding area by further offering jobs.
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 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.

Conditions (suggested)

1. All work on vehicles will be conducted inside the structure.
2. All vehicles in for repair will be stored indoors overnight.
3. Site will be kept in a generally clean and neat condition.
4. All work will be conducted between the hours of 7:00 am and 6:00 pm Monday through Friday.

Attachments: Conditional use request and accompanying documentation and Notice of Public Hearing

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