



## Legislation Text

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**File #:** 2022-0072, **Version:** 1

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Request for Site Plan Approval - Auburn Rd. Parking Lots, two new parking lots to be constructed south of Auburn Rd. and west of Dequindre Rd., along the west and east sides of Eastern Ave. as part of the Auburn Rd. Corridor Project, zoned R-4 One Family Residential, Parcel Nos. 15-36-204-029, 15-36-204-030, 15-36-226-006, 15-36-226-049, and 15-36-226-062, City of Rochester Hills, Applicant

**Resolved**, in the matter of Project No. JREA2022-0005 (Auburn Rd. Parking Lots), the Planning Commission approves the Site Plan, based on plans dated received by the Planning Department on January 27, 2022 with the following findings and subject to the following conditions.

### **Findings**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Eastern Ave. and the alley located south of Auburn Rd. thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the visitors to the area.
4. The proposed improvements should have a satisfactory relationship with existing development in the adjacent vicinity.
5. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
6. The parking lots are an important component of the Auburn Rd. corridor improvements to enhance the shopping, dining and business related activities in the corridor.

### **Conditions**

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.