



Legislation Text

File #: 2023-0014, **Version:** 2

Request for Conditional Use Approval for the proposed demolition and construction of a new auto detailing building for Jax Car Wash on the west side of the property, 2714-2728 S. Rochester Rd., located on the west side of Rochester Rd., north of Auburn Rd., zoned B-5 Automotive Service Business with the FB Flex Business Overlay, Leslie Accardo, PEA Group, Applicant

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use for Jax Car Wash in to allow a car detailing facility at 2728 S. Rochester Road, based on plans dated received by the Planning Department on December 19, 2022, with the following findings and condition:

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 will have a positive impact on the community as a whole and the surrounding area by further offering jobs and improving an existing commercial site.
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 since the building is essentially of the same size and location of the current building onsite.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare since the site and current buildings have been used for automotive uses historically.
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.
7. The applicant has demonstrated that a modification to not meet the buffer requirements along the west and north property lines is appropriate due to the location of the existing screen wall to the west, the existing site improvements that are not being modified in those locations, that the applicant has increased the landscaping along the north side of the site and that the building is largely in same location and orientation as the current building that is being replaced and will be buffered from the residents to the west by the existing building and screen wall.

Conditions

1. If, in the determination of City staff, the intensity of the detailing operation changes or increases, in terms of noise, hours, location (i.e. outside), 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.