



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2016-0474 V2

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: December 21, 2016
SUBJECT: Request for conditional use approval to allow sales of on-site consumption of alcoholic beverages at 2941 Street Foods Troy, located at 87 W. Auburn in the Rochester Auburn Retail Center at the southwest corner of Rochester and Auburn – City File No. 16-028

REQUEST:

Approval of a conditional use to allow alcoholic beverage sales for on-site consumption at 2941 Street Foods Troy, a Mediterranean restaurant located on Auburn in the Rochester Auburn Retail Center on the southwest corner of Rochester and Auburn, zoned B-3 Shopping Center Business.

BACKGROUND:

This restaurant is the first of several other restaurants the applicant has planned in Southeast Michigan, including one recently opened in Detroit. The applicant has advised that the on-site consumption is being requested for beer, wine and liquor, although only beer and wine is offered currently. According to the letter of intent, “The restaurant intends to operate as a family restaurant and is expected to have a very low key presence. 2491 will assure that its activities will not result in a nuisance or any disruption of the public peace.” Please refer to the letter from the owner of the Rochester Auburn Retail Center, Doraid Markus, for more information.

The City Council approved an ordinance in June 2015 which requires a conditional use approval for all new, on-premise consumption, liquor license establishments in all appropriate zoning districts. At its December 20, 2016 meeting, the Planning Commission unanimously recommended approval of the conditional use with several findings, as reflected in the attached resolution. Please refer to the Planning Commission minutes dated December 20, 2016 for further details.

RECOMMENDATION:

Finding that the proposed request for the sale of alcoholic beverages for on-site consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for 2941 Street Foods Troy, City File No. 16-028, located in the Rochester and Auburn Center at 87 W. Auburn, subject to the findings noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		