



Rochester Hills

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Master

File Number: 2016-0474

File ID: 2016-0474

Type: Permit

Status: To Council

Version: 2

Reference: 2016-0474

Controlling Body: City Council
Regular Meeting

File Created Date : 11/17/2016

File Name: 2941 Street Foods Troy, LLC Conditional Use

Final Action:

Title label: Request for Conditional Use Approval to allow sales for on-site consumption of alcoholic beverages at 2941 Street Foods Troy, located at 87 W. Auburn Rd., at the southwest corner of Rochester and Auburn in the Rochester Auburn Retail Center, zoned B-3, Shopping Center Business with an FB-2 Overlay; 2941 Street Foods Troy, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 010917 Agenda Summary.pdf, Map aerial.pdf, Staff Report 122016.pdf, Letter Marcus 113016.pdf, Proposed Revised Flr Plan - 2.pdf, PC Draft Minutes 122016.pdf, PHN CU.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	12/20/2016	Approved				Pass

Text of Legislative File 2016-0474

Title

Request for Conditional Use Approval to allow sales for on-site consumption of alcoholic beverages at 2941 Street Foods Troy, located at 87 W. Auburn Rd., at the southwest corner of Rochester and Auburn in the Rochester Auburn Retail Center, zoned B-3, Shopping Center Business with an FB-2 Overlay; 2941 Street Foods Troy, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the request for conditional use approval to allow sales for on-site consumption of alcoholic beverages at 2941 Street Foods Troy, located a 87 W. Auburn Rd., at the southwest corner of Rochester and Auburn in the Rochester Auburn Retail Center, zoned B-3, Shopping Center with an FB-2 Overlay, part of Parcel No. 15-34-227-048, with the following six (6) 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 and another dining option.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, draining 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.