



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2022-0166 V3

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: July 1, 2022

SUBJECT: Request for conditional use approval for Starbucks to allow a drive through operation at 1360 Walton Blvd., west of Livernois Rd.

REQUEST:

Approval of a conditional use to allow a drive through for a new Starbucks building located at 1360 Walton Blvd., zoned B-2 General Business District with an FB-2 Flexible Business Overlay.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to allow for a drive through associated with a Starbucks coffee at the former Pizza Hut building. The vacant restaurant building is planned to be demolished to allow for the construction of a new building and associated parking and site improvements. The pickup window will be situated on the west side of the building and vehicle stacking will wrap around to the east side of the building and will provide up to 18 stacking spaces on-site, while only 10 are required. Drive through operations require a conditional use permit in the B-2 zoning district. The FB overlay provisions, which are currently under a City moratorium, were not used for this development.

Public comments have been received at two Planning Commission meetings, and the discussion for this development has generally centered around stacking and traffic concerns and the location of the Starbucks' entrance across from the Walton Rd. entrance to Rochester High School. As part of the discussions, the applicant changed their original plans for a full entrance/exit design to a right-in/full-out design with a small island. In addition, the site will have designated mobile order pick up parking spaces that will help alleviate the demand for drive-through pick up spaces.

The issuance of the conditional use is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*
- 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.*
- 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.*

- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 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.*

The Planning Commission recommended approval of the conditional use, and approved the site plan and tree removal permit, with several findings and conditions as reflected in the attached resolution, at its June 14, 2022 meeting after the application was postponed at the May 17, 2022 meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow a restaurant with a drive through meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Starbucks to construct a drive through at 1360 Walton Blvd., File No. JNRNB2021-0026, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A