



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2022-0269 V2

**TO:** Mayor and City Council Members

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

**DATE:** July 15, 2022

**SUBJECT:** Request for conditional use approval for Tee Times to allow for on premises alcoholic beverage consumption at 2612 S. Rochester Rd., located south of Wabash Rd.

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**REQUEST:**

Approval of a conditional use to allow for on premises alcoholic beverage consumption at Tee Times, located 2612 S. Rochester Rd. in the Hawthorne Plaza, zoned B-2 General Business District with an FB-3 Flexible Business Overlay.

**BACKGROUND:**

The applicant has filed for a Conditional Use Permit to serve alcohol for the Tee Times bar and restaurant. Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a Conditional Use permit in the B-2 General Business zoning district. Tee Times will also offer indoor golf simulators for patrons, and will occupy the tenant space formerly occupied by Hawthorne Appliance and other tenant spaces. There are no changes planned for the exterior of the building.

There was no public comment regarding this request at the Planning Commission meeting, and commissioners were supportive of the golf simulation concept.

The issuance of the conditional use permit 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 with several findings and conditions as reflected in the attached resolution, at its June 14, 2022 meeting. Please refer to the attached Planning Commission minutes for further details.

**RECOMMENDATION:**

Finding that the proposed request to allow sales for on premises alcoholic beverage consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Tee Times to allow on premises alcoholic beverage consumption, located at 2612 S. Rochester Rd., File No. PCU2022-0003, 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