



Rochester Hills

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Master

File Number: 2015-0388

File ID: 2015-0388

Type: Project

Status: To Council

Version: 2

Reference: 15-015

Controlling Body: City Council
Regular Meeting

File Created Date : 09/25/2015

File Name: MOD Pizza CU

Final Action:

Title label: Request for Conditional Use Approval for sales of alcoholic beverages for on-site consumption accessory to a permitted use at MOD Pizza, located at 3058 S. Rochester Rd., Rochester Hills, MI 48307, zoned B-3, Shopping Center Business, part of Parcel No. 15-34-227-046, TSFR Pizza, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 102615 Agenda Summary.pdf, Staff Report 102015.pdf, Map aerial.pdf, Letter of Intent 082815.pdf, Plans.pdf, Minutes PC 102015.pdf, Public Hearing Notice 102015.pdf

Enactment Number:

Contact: PLA 656-4460

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	10/20/2015	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2015-0388

Title

Request for Conditional Use Approval for sales of alcoholic beverages for on-site consumption accessory to a permitted use at MOD Pizza, located at 3058 S. Rochester Rd., Rochester Hills, MI 48307, zoned B-3, Shopping Center Business, part of Parcel No. 15-34-227-046, TSFR Pizza, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use for MOD Pizza for sales of alcoholic beverages for on-site consumption accessory to a permitted use, located at 3058 S. Rochester Rd., Rochester Hills, MI 48307, at the southwest corner of Rochester and Auburn, zoned B-3, Shopping Center Business, part of Parcel No. 15-34-227-046, TSFR Pizza, LLC, Applicant, with the following findings and condition:

Findings:

1. The expanded use will promote the intent and purpose of the Zoning Ordinance.
2. The proposed building has been designed and is proposed to be constructed, 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 should have 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, drainage 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.

Condition:

1. That all State requirements be met for the outdoor seating area and that the fencing be decorative such as a wrought iron style.