



Rochester Hills

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Master

File Number: 2022-0448

File ID: 2022-0448

Type: Project

Status: To Council

Version: 2

Reference: 2022-0448

Controlling Body: City Council
Regular Meeting

File Created Date : 10/07/2022

File Name: Huntington Bank - Conditional Land Use

Final Action:

Title label: Request for Conditional Use Approval to construct a drive-through associated with a new building for Huntington Bank on approximately 1.1 acres located on the south side of Walton Rd., east of Adams Rd., zoned B-2 General Business District with an FB Flex Business Overlay, Laura Trendler, McBride Dale Clinton, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 111422 Agenda Summary.pdf, PC Minutes 101822 (Draft).pdf, Revised EIS.pdf, EIS.pdf, Staff Report 101822.pdf, Reviewed Plans Pt 1.pdf, Reviewed Plans Pt 2.pdf, Floor Plans and Elevations.pdf, Project Description.pdf, Purchase Agreement.pdf, CatchBasin Op and Maint.pdf, Landscape Cost Estimate.pdf, WRC Letter 081321.pdf, RCOC Email 062521.pdf, Public Hearing Notice.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/18/2022	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2022-0448

Title

Request for Conditional Use Approval to construct a drive-through associated with a new building for Huntington Bank on approximately 1.1 acres located on the south side of Walton Rd., east of Adams Rd., zoned B-2 General Business District with an FB Flex Business Overlay, Laura Trendler, McBride Dale Clinton, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow a drive-through at a proposed bank on site at 2975 Walton Blvd., east of Adams Rd., zoned B-2 General Business District with an FB Flex Business Overlay, based on plans dated received by the Planning Department on August 22, 2022, with the following 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 will have a positive impact on the community as a whole and the surrounding area by further offering jobs and another financial institution.
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 will 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.
7. The site has traditionally been utilized as a drive through fast food restaurant and the proposed drive through bank will be less impactful.

Conditions

1. If, in the determination of City staff, the intensity of the drive-through changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.